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# *Inventory of Subdivision Activity : Missoula District*

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Resources Development Internship Program  
Western Interstate Commission for Higher Education



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INVENTORY OF  
SUBDIVISION ACTIVITY:  
MISSOULA DISTRICT

FOR

BUREAU OF LAND MANAGEMENT  
MISSOULA, MONTANA

PROJECT COMMITTEE:  
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DARRELL SALL

PREPARED BY:

VIRGINIA K. COULL

SEPTEMBER 8, 1975



## TABLE OF CONTENTS

	<u>Page</u>
Title Page	
Table of Contents	i
Abstract	ii
Objectives	iii
Scope and Methodology	iv
State and County Subdivision Laws: History, Analysis and Briefs	i
Inventory Data and Maps:	
Blackfoot Planning Unit	11
Philipsburg Planning Unit	64
Hoodoo Planning Unit	83
Marysville Planning Unit	108
Gates of the Mountains Planning Unit	148
East Slope Planning Unit	184
Photographs	200
Recommendations	206
Appendix A: Acknowledgements	207
Appendix B: Bibliography	208



## ABSTRACT

This inventory of subdivision activity in the Missoula District was sponsored by and prepared for the Bureau of Land Management, Missoula District Office, Missoula, Montana. The purpose of the report data and maps is to present information regarding residential subdivisions of lands which are in the vicinity of BLM tracts, also referred to as "national resource lands." Individual statements concerning possible impacts of development upon adjacent or nearby public land are included in each subdivision activity inventoried.

It is becoming increasingly evident that rapid and often uncontrolled development is having detrimental effects on the intended uses of BLM lands, which include: grazing, timber and winter game range management, mining, and general outdoor recreation for the public at large. Among conflicts developing between privately and publicly owned acreage are: public access routes legally and/or physically blocked by private action; excessive use of resource lands by adjacent residential development; water, air and visual pollution of public resources; excessive use of unimproved BLM roads for private access; impacts on winter game ranges from haphazardly placed residential tracts; and an increasing amount of abuse of national resource lands.

The report includes three main components, the first of which is a brief history, analysis and condensation of Montana's subdivision (and related) laws since 1961 when the 1885 law was updated. Recent legislative rulings will prove to be significant in determining the quality and quantity of future residential development.

Following this synopsis are the second and third components: individual data sheets are grouped into six geographical areas and are portrayed on the six fold-out maps.

Although this inventory represents a thorough examination of available sources, much information on subdivision activity simply is not recorded. A follow-up study of the inventory with the purpose of updating and analyzing collected data to show land use trends would prove beneficial to the Bureau of Land Management and other interested agencies.

## OBJECTIVES

Montana's agricultural base, open spaces, quality hunting and fishing, clean air and water are beginning to show definite signs of abuse. The Bureau of Land Management, a department of the federal government, owns thousands of acres in Montana which are devoted to these very uses, but which are also developing signs of abuse. Excessive use and misuse of public lands in many cases is caused directly and indirectly by rapid urbanization of privately owned land. The Missoula District, composed of portions of four counties -- Missoula, Granite, Powell, and Lewis and Clark -- is among the most newly developing parts of the state. In fact, urbanization is often occurring so rapidly that federal and state governments have difficulty keeping abreast of the situation. In the Missoula District alone, since 1969, rural land prices have increased 100 to 500 percent.<sup>1</sup>

This study was undertaken to uncover present effects from urbanization and to project future effects of fully developed residential areas within the Missoula District. There were two objectives of the inventory: (1) to search out sources and record all available information on subdivision activity, and (2) to analyze possible detrimental impacts which developments may exert upon adjacent or nearby public lands.

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<sup>1</sup> Brunner, J. David. "Analysis of Land Use Trends in the Missoula District," March 7, 1973, page 4.



## METHODOLOGY

The inventory of subdivision activity covers the entire BLM Missoula District, consisting of four counties: Missoula, Granite, Powell and Lewis and Clark. Within these counties and in some cases, including portions of more than one county, are BLM "Planning Units." The boundaries of these units encompass large concentrations of public land and are means by which to identify these concentrations. The table below shows the composition of these planning units.

<u>Planning Unit Name</u>	<u>County</u>
Blackfoot	Missoula; Granite; Powell
Philipsburg	Granite
Hoodoo	Powell; Lewis and Clark
Marysville	Lewis and Clark
Gates of the Mountains	Lewis and Clark
East Slope	Lewis and Clark

The planning unit boundaries are not necessarily contiguous with the "Study Area" shown on each map. In the cases of Blackfoot, Hoodoo and Philipsburg planning units, a larger area encompassing the unit is designated as the "study area." This was done in order to create less irregularly-shaped areas within which to work. In Lewis and Clark County, however, the three planning units share common boundaries, which negated the need or opportunity for an area larger than the individual planning unit.

For Missoula, Powell and Granite counties (i.e. Blackfoot, Philipsburg, and Hoodoo planning units) all subdivision activity was recorded in detail except townsites and their early additions dating from the late 1800s. The research methodology was altered somewhat in Lewis and Clark County due to the large number of subdivisions and surveys having taken place in and around Helena and East Helena. All subdivision activity was recorded in detail for the East Slope (northernmost) planning unit; however, in the Marysville unit activity within and directly west of the current Helena city limits were omitted. Generally speaking, this area is totally developed yet is several miles from the nearest public lands. Within the third Lewis and Clark planning unit, Gates of the Mountains, only those subdivisions and surveys within one mile of public lands are recorded. Thus, the planning unit map does not reflect a total picture of urbanized areas. Those areas in proximity to BLM land are considered to have the greatest potential for exerting impact upon the public lands.

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## Project Organization

The research phase was conducted during the first nine weeks of the project's twelve weeks, and the final report was written in the remaining three weeks.

Collected information was recorded in two ways: (1) on a property identification form (one for each event of subdivided land), and (2) on a planning unit map. These forms and maps represent the major portion of this report. Additional chapters are devoted to: a history of Montana's subdivision laws; photos of selected subdivisions; and recommendations for a follow-up study.

Each property identification form is keyed to a location on the corresponding planning unit map, by symbols which are explained in the map legends.

A brief description of the kinds of information that were collected is presented below.

## Property Identification

Although this project was initially entitled a "subdivision inventory," subdivisions account for only a portion of subdivided private property. Certificates of survey; property filed lot by lot, and leased lands; and townsites and early additions thereto, account for the other three categories included in this study. Because of the changing state laws regulating the subdividing of land, what was referred to in 1973 as a "certificate of survey" may have become a "subdivision" in 1974. Thus, "Property Identification" refers to the way in which the land in question was filed, according to the state law in effect at that time. (Please refer to chapter, "History of State Subdivision Laws: Briefs" for definitions of "subdivision" and "certificate of survey.") Legal subdivisions are numbered for reference and those shown as I-A and I-B, for instance, contain more than one phase of development. Certificates of survey are denoted by letters A through Z. This category includes surveys that created two or more parcels, lots or tracts; excluded were surveys which created parcels for: an occasional sale, transfers within the immediate family, court orders and boundary redefinitions.

Lot-by-lot filing indicates the property was subdivided before 1973 when the ten-acre maximum lot size was established for subdivisions. In fact, dates of subdivision are not recorded in these cases because no official survey was made; parcels were simply designated by existing

corner stones from previous government surveys. The majority of these lots were under original ownership of large land development companies.

Lands which are leased for residential-recreational purposes are for the most part under ownership of the United States Forest Service and Anaconda Company. Restrictive covenants accompany a "special use permit" for people who wish to construct dwellings on leased parcels. Generally, these parcels are in well-known recreation areas such as Georgetown Lake.

Platted townsites and early additions thereto began appearing in the late 1800s. Relatively little information is provided by early plats and it is quite difficult to ascertain the number of lots sold and developed since most townsites contained 200 to 600 lots. For these reasons this inventory presents only a list of townsites within each planning unit, although townsite plats are considered legal subdivisions.

#### Other Information

Information was collected through a number of steps, beginning with county listings of recorded and unrecorded subdivided property, which were provided by the Environmental Information Center in Helena and the State Department of Revenue. It was found that both accounts were not completely accurate, therefore they were used as checklists.

Research began in the county courthouses; county planning directors or members of county planning commissions provided overviews of subdivision activity in their counties. Subdivision plats and certificates of survey which are filed in the Clerk and Recorder offices, provided the following data:

- (1) the subdivision's name or certificate of survey number - every subdivision and survey is numbered by the county with a survey number, but only subdivisions are filed by names.
- (2) legal description - showing township, range, and quarter sections which are cadastral survey terms.
- (3) the filing date (in most cases)
- (4) developer/owner - person who caused the property to be surveyed or subdivided.

- (5) type of approval received to date - all recorded certificates of survey and subdivisions have received county approval; state approval means that sanitary restrictions imposed by the Department of Health and Environmental Sciences have been lifted.
- (6) number of lots
- (7) acreage (frequently)
- (8) access to lots (frequently)
- (9) covenants - if any, they are listed in deed books, on micro-film, or attached to the subdivision plats, according to various county practices.

County Classification and/or Assessor's offices maintain recordings of land and improvement values, which also provide the number of lots that are sold and developed. Due to a lack of sufficient time, a comprehensive examination of sold and developed lots was not completed. In addition, lot and/or acreage selling prices were not uncovered because this information is not available to the general public. Occasionally, realtors and spokespersons for the land development companies divulged prices during telephone conversations, and in a few instances prices have been advertised in newspaper.

Type of residency was determined by geography and topography of the area, condition of access routes and type of structure.

Habitat is discussed on the few environmental assessments and environmental impact statements that have been written by the Department of Health and Environmental Sciences. Personal observation and various maps also provided habitat types.

Possible impacts on public land are based on the distance between the private land and the nearest BLM tract. Impacts include: (1) visual impact: whether or not the private acreage would be visually affected by cutting timber, grazing animals or other BLM activities, and visual effects residential activity may have on the public lands; (2) pollution of streams, creeks or rivers passing through residential areas before entering public resource areas; (3) possible excessive use of adjacent or nearby resource lands because of access routes and a large number of developed residential sites; (4) possible misuse of resource lands from dumping garbage or rubbish; and (5) legal or physical blocking of access to public lands.

The inventory is conservative in nature due to inconsistencies between county recording processes and the considerable number of unrecorded contract for deed sales.





STATE AND COUNTY SUBDIVISION LAWS:  
HISTORY, ANALYSIS AND BRIEFS



## STATE AND COUNTY SUBDIVISION LAWS: HISTORY AND ANALYSIS

### State Laws

Until the signing of Senate Bill 208 on April 2, 1973, residential land development in Montana was regulated by the 1885 subdivision law (Chapter 6, Title II, RCM 1947). During that time, two pieces of state legislation provided for controls on land subdivision in the form of updated sanitary requirements.

In 1961 the 37th State Legislature updated the antiquated law and established the first definition of a subdivision: a division of land into five or more parcels any of which is less than five acres. The majority of subdivisions at this time contained lots of 1.5 acres and smaller. Most urban subdivisions had lots measuring approximately 0.5 acre. Sanitary restrictions were to be imposed on all subdivisions which did not have state board of health approval; however, the developer could record and file a plat as well as sell lots without state approval. A common tactic used by the developer was to include in the deed or sales contract a statement that dwellings could not be constructed until sanitary restrictions had been lifted. Even today, developed and undeveloped lots that were created in the 1960's have not yet had sanitary restrictions removed; present-day buyers often must accept the responsibility that was originally sidestepped by the subdivider.

Before 1973 several large land development companies purchased literally thousands of acres in Missoula, Powell, Granite and Lewis and Clark counties (among other counties) for as little as \$15 per acre. The lands were then subdivided into 10-, 20- and 40-acre parcels. The subdivision laws at this time pertained only to parcels of less than five acres; therefore the developers were not required to record surveys of such lots, much less provide adequate sanitary conditions, roads or other services. Parcels were described by a metes and bounds survey, or a "compass and chain" method, thereby dividing a 640-acre section into multiples of ten and twenty acres.

Reforestation, Inc.; Western High Lands, Inc.; Timberland Resources; and Harding and Muller are the major development companies owning land within the Missoula District. Few of the parcels have been purchased outright; the most prevalent method of transfer has been on a contract for deed which may involve payment over a period of years, at the end of which the deed is transferred and the transaction is recorded at the county level.

Important measures taken by passage of Senate Bill 208 include requiring environmental and community impact statements of all proposed developments. The assessment is distributed at state and local levels for comments from those agencies which can furnish

valuable expertise needed in the review process. Intended as an information source for the reviewing body, the impact statement can also be considered a protective measure for the general public.

Also required by SB 208 is a public hearing for each subdivision, which provides individuals and special interest groups to voice opinions on developments proposed for their area.

The required dedication for park and playground land, initiated by SB 208, is necessary in order to insure sufficient amounts of open space within a development that could otherwise ignore recreational and emotional needs of its residents. However, since 1973, this legal stipulation has been sometimes regarded as another requirement for developers to circumvent. During the research phase of this subdivision inventory it was discovered that numerous proposed developments have received conditional approval or disapproval by the county planning boards because the park or playground areas covered land too steep for such use or otherwise ill-suited for the intended purpose. In order for final plat approval to be granted the developer must re-work the physical layout to accommodate correctly the required one-ninth or one-twelfth of the subdivision's area.

A very significant clause in SB 208 specifies that the bill be implemented in conjunction with the health and sanitation legislation which requires two additional steps in the subdivision review process: (1) that all subdivided land in the state must be filed as a suitable plat in the county Clerk and Recorder's office before any land is sold, and (2) that these plats may not be filed until the State Department of Health and Environmental Sciences approves the plats and lists the sanitary restrictions on the land.

Required submission of environmental assessments for most subdivisions is another significant clause in SB 208. For the first time in Montana subdivision laws, a subdivider must consider the topography, vegetation and wildlife, soil characteristics, and public services as they might be affected by residential development. Consideration is to be given to adjacent uses and ownerships, as well as the immediate area, including land under the jurisdiction of the Bureau of Land Management.

According to the 1973 definition of "subdivision," division of land into parcels larger than ten acres (and amended a year later to larger than or equal to twenty acres) comes under the category of "certificate of survey." This means of recording and filing lots is much less complicated and costly than the process for recording and filing subdivisions. Accordingly, after SB 208 became effective developers would create lots of slightly larger than ten

acres thereby allowing them to simply file a certificate of survey and avoiding requirements pertaining to ten-acre parcels. In Missoula County, for example, certificates of survey containing parcels of land ranging in size from ten to eleven acres accounted for about 20 percent of the certificates of survey filed as of March 31, 1974.<sup>1</sup> Between the months of July 1973 and April 1974, approximately 252 certificates of survey were filed in the Missoula County Clerk and Recorder's office, whereas only nine subdivisions were submitted for county approval during that period.<sup>2</sup> Although many of these certificates and subdivisions were located outside this inventory's study area, the trend is applicable to the Missoula County Study Area, as well as the remaining five study areas.

The July 1974 enactment of House Bill 1017 redefined subdivision to include larger parcels, thereby expanding the category. Since that date, all subdivision laws have pertained to divisions of land creating one or more parcels of sizes less than twenty acres.

The most revolutionary subdivision controls were imposed in 1975 by the 44th State Legislature. House Bill 666 has been untested in many Montana counties between the date of its effectiveness and the date of this writing. County officials within the Missoula District have voiced varying opinions as to the law's potential effectiveness. General consensus is that the intent of the law was desperately needed in order to regulate rapid subdivision of land, but that the act itself is vague and difficult to implement as law. However, HB 666 does enable the municipalities with the power to disapprove those developments which are not in the public's interest. A key word in the law is "need"—the subdivision must demonstrate that it fills a need in its proposed rural or urban area, as based on public opinion, existing and proposed services, the tax base, natural habitat and public health and safety.

Two less publicized outcomes of the most recent state legislature are House Bill 341 and Senate Bill 313, both effected in July, 1975. The former, an "Open-Space Land and Voluntary Conservation Easement Act," is applicable to a discussion of state subdivision laws in that its implementation can prohibit or limit subdivision of urban or nonurban land. Public bodies, such as cities, counties and state agencies, and certain private organizations are now able to impose a conservation easement to perpetuate the land's natural state.

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<sup>1</sup>"Subdivision Analysis: Missoula County, Montana," by the Missoula Planning Board Staff, April 1974, p. 14.

<sup>2</sup> Ibid.

Senate Bill 313 states that all county Clerk and Recorder offices must keep an index of subdivision plats containing certain information and that contracts to sell property (as well as deeds, grants and other transfers) must be recorded. This law will improve the comprehensiveness of property transfers and the availability of public information.

#### County Laws

Generally speaking, the four counties involved in this inventory have adopted subdivision regulations very similar to those recommended by the state as model laws.

The counties have adopted SB 208 definitions of: division of land, occasional sale, plat, certificate of survey, and subdivision. Subdivisions are divided into rural and urban-suburban types. The former is one within which the density of development is not more than one dwelling unit per acre, excluding public roadways. The latter category includes subdivisions within which density is greater than one dwelling unit per acre, excluding public roadways.

#### STATE SUBDIVISION LAWS: BRIEFS

(1) 1961: 37th Legislature, Senate Substitute for SB 41, Chapt. 95

Public Policy: The legislative assembly has determined that the health and safety of Montana citizens are being endangered by drainage from cesspools, septic tanks, privies, water closets, and other sources of polluting matter by liquid raising to the ground surface creating nuisances and seeping into drinking water supplies obtained from wells, springs, streams, lakes and ponds. It is declared the public policy of this state to extend the present laws controlling water supply and sewage disposal to include individual wells that may be affected by adjoining sewage disposal and individual sewage systems that may affect adjoining wells.

Definitions:     subdivision: division of land creating five or more parcels any of which is less than five acres, along an existing or proposed street, highway easement or right-of-way

Filing & Approval:     All subdivision plats subject to sanitary requirements but Clerk and Recorder can record plat without regard to sanitary requirements provided sanitary restrictions are attached to plat

No building, the use of which by persons necessitates supplying water, sewage or waste disposal, shall be built until such restriction has been removed or modified

Plat can be submitted to state board of health any time prior to or after filing for approval

Bill pertains to public and private facilities

(2)     1967: 40th Legislature, Chapter 197

Definitions:     subdivision: division of land creating two or more parcels, any of which is less than five acres, along an existing or proposed street, highway easement or right-of-way

Filing & Approval:     (Added Clause) Conditional state board of health approval can be given after construction of part of water and sewage system

(3)     July 1 1973: 43rd Legislature, SB 208, Chapt. 500, "Montana Subdivision and Platting Act"

Public Policy: To promote the public health, safety and general welfare by regulating the subdivision of land; to prevent overcrowding of land; to lessen congestion in streets and highways; to provide for adequate light, air, water supply, sewage disposal, parks and recreation areas, ingress and egress, and other public requirements; to encourage development in harmony with the natural environment; to require uniform monumentation of land subdivisions and transferring interests in real property by reference to plat or certificate of survey.

Definitions:    certificate of survey:    a drawing of a field survey prepared by a registered surveyor for the purpose of disclosing facts pertaining to boundary locations.

subdivision:    the division of land into two or more parcels, whether contiguous or not, any of which is ten acres or less, excluding roadways; including condominiums or areas providing space for camping trailers, house trailers or mobile homes, regardless of parcel size.

Division of land into parcels ten acres or less or boundaries of which cannot be determined without survey must be surveyed by registered surveyor and certificate of survey filed by Clerk and Recorder

All divisions of sections into aliquot parts and retracement of lines must conform to U.S. Bureau of Land Management Instructions

Exempt from these requirements are divisions of land which:

- are created by court order
- are created by lien, mortgage or trust indenture
- create an interest in oil, gas, water or minerals being severed from surface ownership of property
- creates cemetery lots
- are gifts or sales within immediate family
- are leased or rented for farming and agricultural purposes

Filing & Approval:

All cities and counties must adopt subdivision regulations by July 1, 1974, which will contain minimum requirements set down by Division of Planning and Economic Development

County and city regulations must provide for the orderly development of their jurisdictional areas; coordination of roads within subdivided land with other roads, existing and planned; for dedication of land for roads and utility easements; for improvement of roads; for provision of adequate open spaces for travel, light, air and recreation; for provision of adequate transportation, water, drainage, and sanitary facilities; for avoidance or minimization of congestion; for avoidance of subdivisions which would involve unnecessary



environmental degradation; avoidance of danger or injury to health, safety or welfare by reason of natural hazard or lack of water, drainage, access, transportation or other public services or would necessitate an excessive expenditure of public funds for supply of such services.

Required submission by subdivider to governing body of environmental assessment accompanying plat; assessment to include: description of topography, vegetation and wildlife, bodies and streams of water in area of subdivision; soil types and suitability; impact on public services

Local regulations for summary approval for plats of five or less parcels all fronting on existing public road

Park dedication:

- any lot five acres or less: 1/9 of area
- all lots more than 5 acres: 1/12 of area
- all lots more than 10 acres: none required

In lieu of land dedication, cash can be accepted if dedication is undesirable for various reasons

Exempt from park dedication:

- Planned Unit Development with planned common area
- if subdivider provides park
- subdivision with lots five acres or more, with covenant running with land that lots are not to be subdivided into lots less than five acres each and that all lots to be used for single-family dwellings

Final subdivision plat must be filed with Clerk and Recorder before interest in subdivision can be sold, rented, leased or otherwise transferred

All covenants will run with the land

Any plat can be vacated in whole or in part

Clerk and Recorder required to maintain index of all recorded subdivision plats and certificates of survey, listing by legal description and listing filing numbers, names of subdivision plats and place where filed

(4) July 1 1974: 43rd Legislature, HB 1017

Amended 1973 Subdivision and Platting Act as follows:

Definition: subdivision: division of land into one or more parcels of less than 20 acres, excluding roads

Required survey of irregular tracts of land, defined as parcel other than aliquot part of government section

The following are not considered subdivisions but must still be surveyed:

- relocation of common boundary lines
- gift or sale within immediate family
- lots for agricultural purpose
- occasional sale
- subdivision created by rent or lease

Exemptions to these regulations are: (Added Clause)

- estate reservations

Filing & Approval:

Subdivisions within an area covered by a master plan or with less than 10 parcels and less than 20 acres can be granted exemption from environmental assessment requirement

Added to exemptions from park dedication is case where subdivider agrees to create property owners association to which will be deeded land for park or playground equalling 1/9 or 1/12 of land area, depending on total acreage

(5) May 1 1975: 44th Legislature, SB 227

Filing & Approval:

Required plats of subdivisions (including condominiums, camping vehicle spaces and mobile homes) to have state board of health remove sanitary restrictions before plat can be filed, any lot sold, or any dwelling erected

State board of health established fee of not more than \$15 per parcel for services rendered in review of plats and subdivisions

Established criteria for review by the Department of Health and Environmental Sciences for determination of a subdivision plan for conformance with sanitary restrictions

- (6) April 21 1975: 44th Legislature, HB 666, "An Act Requiring Disapproval of a Subdivision in the Absence of a Demonstrated Public Interest"

Public Policy: (same as SB 208, except): to require (rather than encourage) development in harmony with the natural environment; to require that approval of any subdivision be contingent upon a written finding of public interest by the governing body

Filing & Approval:

Approval, conditional approval or disapproval to be based on whether preliminary plat, environmental assessment, public hearing, planning board recommendation and additional information demonstrate that development of subdivision would be in public interest. Written findings to weigh basis of need for subdivision upon expressed public opinion and effects on agriculture, local services, taxation, natural environment, wildlife and wildlife habitat, and public health and safety

- (7) July 1 1975: 44th Legislature, HB 341, "Open-Space Land and Voluntary Conservation Easement Act"

Public Policy: Recognition of rapid spread of population in urban and rural areas which is disrupting natural areas, biotic communities, geological formations, etc., and creating problems of lack of open space

Authorizes public bodies and certain private organizations voluntarily to provide for preservation of native plants or animals, biotic communities, or geologic formations of scientific, aesthetic or educational interest, in perpetuity or for term of years

Conservation easement is granted to urban or nonurban land; easement may prohibit or limit:

construction of structures; landfill dumping; removal of vegetation; excavation or dredging; activities detrimental to drainage or flood control, or other aspects of fish and wildlife conservation; subdivision of land

(8) July 1 1975: 44th Legislature, SB 313

County Clerks must record and index county deeds, grants, and transfers, and contracts to sell or convey real estate and record grantor, grantee, date of transfer, and where recorded. Clerk must keep index to filed subdivision plats containing number of lots, number of acres, filing date and legal description.

INVENTORY DATA AND MAPS:  
MISSOULA DISTRICT PLANNING UNITS



BLACKFOOT PLANNING UNIT







R 18 W

R 17 W

R 16 W

R 15 W

R 14 W

R 13 W

R 12 W

## SUBDIVISION INVENTORY

## Blackfoot Planning Unit

## LEGEND

- ① SUBDIVISION  
[A] CERTIFICATE OF SURVEY  
▽ LOT BY LOT FILING

- PLANNING UNIT BOUNDARY  
— STUDY AREA  
▨ BLM OWNERSHIP

Scale in miles  
1 0 1 2 3 4 5 6 7

VIRGINIA COULL

SEPTEMBER 1975

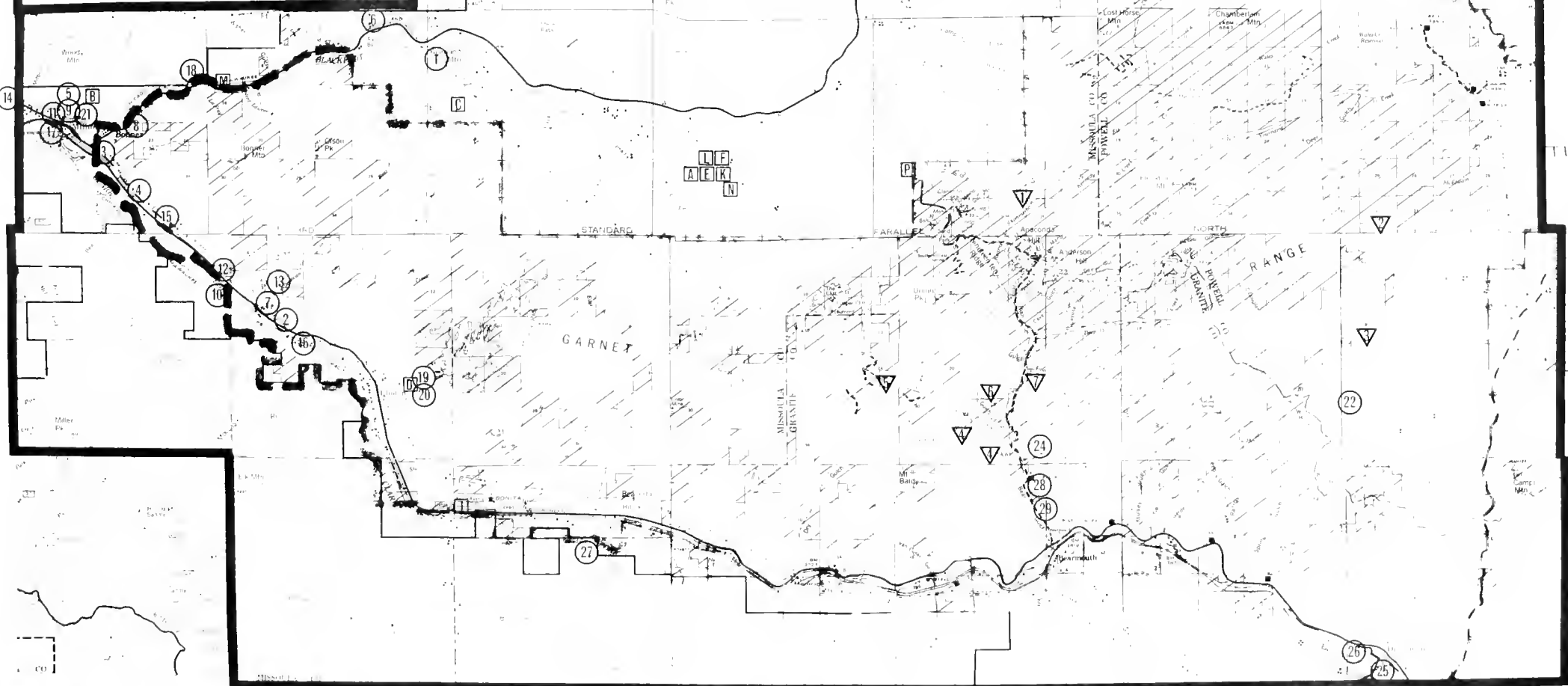
T15N

T14N

T13N

T12N

T11N



PROPERTY IDENTIFICATION: Subdivision - 1

NAME: Bear Creek Acres

PLANNING UNIT: Blackfoot COUNTY: Missoula

LEGAL DESCRIPTION: T.13N., R.16W., P.M., M., Sec. 7, W $\frac{1}{2}$ NW $\frac{1}{4}$

AREA: North Bear Creek (at Blackfoot River)

FILING DATE: 7-60 DEVELOPER/OWNER: R. and A. Jennison; V. and F. Clark

TOTAL ACRES: 16 NUMBER OF LOTS: 2

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 19 sold; 10 on contract-for-deed

LOTS DEVELOPED: 2 PRICE:

TYPE OF RESIDENCY: summer cabins

ACCESS: One interior private road; County Rte. #57 and county maintenance end at gate to Ranch.

COVENANTS: none

HABITAT: gently sloping, grassy meadow land.

PROXIMITY TO PUBLIC LAND: 2 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact



PROPERTY IDENTIFICATION: Subdivision - 1

NAME: Bear Creek Acres

PLANNING UNIT: Blackfoot COUNTY: Missoula

LEGAL DESCRIPTION: T.13N., R.16W., P.M., M., Sec. 7, W $\frac{1}{2}$ NW $\frac{1}{4}$

AREA: North Bear Creek (at Blackfoot River)

FILING DATE: 7-60 DEVELOPER/OWNER: R. and A. Jennison; V. and F. Clark

TOTAL ACRES: 16 NUMBER OF LOTS: 2

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 19 sold; 10 on contract-for-deed

LOTS DEVELOPED: 2 PRICE:

TYPE OF RESIDENCY: summer cabins

ACCESS: One interior private road; County Rte. #57 and county maintenance end at gate to Ranch.

COVENANTS: none

HABITAT: gently sloping, grassy meadow land.

PROXIMITY TO PUBLIC LAND: 2 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 2  
NAME: Black Rock Addition  
PLANNING UNIT: Blackfoot COUNTY: Missoula  
LEGAL DESCRIPTION: T.12N., R.17W., P.M.,M., Sec. 17, N $\frac{1}{2}$ SE $\frac{1}{4}$  (portion)

AREA: near intersection of Donovan Creek Road and  
old Highway #200.  
FILING DATE: 6-72 DEVELOPER/OWNER: Julia C. Fleming  
TOTAL ACRES: 4 NUMBER OF LOTS: 7  
STAGE OF DEVELOPMENT: APPROVAL: County  
LOTS SOLD: all on contract-for-deed  
LOTS DEVELOPED: none PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: lots lie along old highway #200 on the north side.

COVENANTS: none

HABITAT: Flat topography. Open, marginal pasture fields; Lots lie  
between highway and base of hill; steep lot rising at rear  
of property.

PROXIMITY TO PUBLIC LAND: 0.5 mile

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 3  
NAME: Bonner Pines Addition No. 1  
PLANNING UNIT: Blackfoot COUNTY: Missoula  
LEGAL DESCRIPTION: T.13N., R.18W.; P.M.,M.; Sec. 21, E $\frac{1}{2}$ SE $\frac{1}{4}$  (portion)  
Sec. 22, W $\frac{1}{2}$ SW $\frac{1}{4}$  (portion)

AREA: halfway between Milltown and Piltzville

FILING DATE: 10-67 DEVELOPER/OWNER: Anaconda Company

TOTAL ACRES: 18 NUMBER OF LOTS: 23

STAGE OF DEVELOPMENT: APPROVAL: County; State

LOTS SOLD: 23

LOTS DEVELOPED: 15 PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Two unpaved roads in interior of subdivision. Development fronts on north side of old highway #200.

COVENANTS: Selected list of restrictive covenants that run with the land:  
Only single-family residential use of property; no animals raised for commercial purposes; private garages to be not over 3-car capacity; no old buildings can be moved onto sites; various minimum requirements for ground floor areas; building placement requirements; dwellings must be completed within one year from construction start; trailer or basement can be temporary residence for only one year; no further subdivision of lots; no noxious or offensive activity; no dumping of rubbish; all vehicle exits and driveways must be on Hellgate Drive or Garnet Ave.

HABITAT: yearlong

PROXIMITY TO PUBLIC LAND: 0.5 mile

POSSIBLE IMPACT ON PUBLIC LAND: Possible visual impact. Otherwise, no apparent impact.

PROPERTY IDENTIFICATION: Subdivision - 4  
NAME: Buttrey Acres No. 1 and 2  
PLANNING UNIT: Blackfoot COUNTY: Missoula  
LEGAL DESCRIPTION: T.13N., R.18W., P.M.,M., Sec. 27, SE $\frac{1}{4}$ SE $\frac{1}{4}$ , E $\frac{1}{2}$ SE $\frac{1}{4}$

AREA: Piltzville

FILING DATE: No.1: 3/58 DEVELOPER/OWNER: A. Buttrey; O. and H. Karl  
No.2: 8/66

TOTAL ACRES: 9 NUMBER OF LOTS: 9

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 9

LOTS DEVELOPED: 5 PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Southwest border of subdivision is old highway #200. One  
Interior road (Buttrey Lane)

COVENANTS: Selected list of restrictive covenants which run with the land:  
Only residential use of buildings; no commercial activity;  
no animals except domestic; one- or two-family houses  
only; no old buildings can be moved onto lots; no  
structure of temporary nature can be used; no noxious or  
offensive activity; no dumping of rubbish on site; no  
further subdivision of lots.

HABITAT: Flat topography. Scattered trees; steep slopes rise behind lots.

PROXIMITY TO PUBLIC LAND: 0.5 mile

POSSIBLE IMPACT ON PUBLIC LAND: Possible visual impact. Otherwise, no apparent  
impact.



PROPERTY IDENTIFICATION: Subdivision - 5

NAME: Country Living Estates (mobile home court)  
(referred to as a Planned Unit Development)

PLANNING UNIT: Blackfoot COUNTY: Missoula

LEGAL DESCRIPTION: T.13N., R.18W., Sec. 16, W $\frac{1}{2}$  (portion)

AREA: north of West Riverside, east of Pinegrove; 0.5 mile  
north of H&I Wrecking.

FILING DATE: DEVELOPER/OWNER: Ray Bean et al.

TOTAL ACRES: 10 NUMBER OF LOTS: 59

STAGE OF DEVELOPMENT: APPROVAL: County; State

LOTS SOLD:

LOTS DEVELOPED:

PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Subdivision is bordered on south of Star Drive. No existing  
roads in platted area. Streets to be private and will provide  
access to old highway #200.

COVENANTS: none

HABITAT: Grassy fields; scattered shade trees. Flat topography.

PROXIMITY TO PUBLIC LAND: 1.5 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 6  
NAME: Crane's Whitewater Park  
PLANNING UNIT: Blackfoot COUNTY: Missoula  
LEGAL DESCRIPTION: T.13N., R.17W., P.M.,M., Sec. 2, E $\frac{1}{2}$  (portion)

AREA: Twin Creek Camp

FILING DATE: 7-68 DEVELOPER/OWNER: G. Crane and E. Kunze, of  
Westminster, California  
TOTAL ACRES: 6 NUMBER OF LOTS: 6  
STAGE OF DEVELOPMENT: APPROVAL: County; State  
LOTS SOLD: 1 (Crane and Kunze own 5)  
LOTS DEVELOPED: 4 PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Highway #200 borders subdivision on south.

COVENANTS: none

HABITAT: Blackfoot River forms southern border of subdivision.

PROXIMITY TO PUBLIC LAND: 1 mile

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 7

NAME: Donovan Creek Acres

PLANNING UNIT: Blackfoot

COUNTY: Missoula

LEGAL DESCRIPTION: T.12N., R.17W., P.M.,M.: Sec. 8, SW $\frac{1}{4}$  (Lots 11 & 12)  
Sec. 17, E $\frac{1}{2}$ NW $\frac{1}{4}$ , Lot 1

AREA: Donovan Creek Road at Interstate 90

FILING DATE: DEVELOPER/OWNER: Farviews Development Co., of  
Missoula

TOTAL ACRES: 56 NUMBER OF LOTS: 53 (0.5 Ac. lot minimum)

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 35 sold; 18 on contract-for-deed

LOTS DEVELOPED: 24 (some PRICE:  
mobile homes)

TYPE OF RESIDENCY: yearlong

ACCESS: Southwest lot lines border on old highway 200; 3 interior roads (Leo-Ray Drive; Tim Donovan Drive; Slide Rock Drive) provide access to highway via Donovan Creek Road which also provides access to BLM tract.

COVENANTS: none

HABITAT: Gentle sloping topography along Donovan Creek; dense forests cover steep slopes rising from creek and lots.

PROXIMITY TO PUBLIC LAND: adjacent to two small tracts

POSSIBLE IMPACT ON PUBLIC LAND: Possible visual impact. Possible residential-oriented use of adjacent public lands.

PROPERTY IDENTIFICATION: Subdivision - 8-A  
NAME: Garnet Terrace No. 1  
PLANNING UNIT: Blackfoot COUNTY: Missoula  
LEGAL DESCRIPTION: T.13N., R.18W., P.M.,M.: Sec. 15, SE $\frac{1}{4}$ SE $\frac{1}{4}$  (Lot 1)  
Sec. 14, SW $\frac{1}{4}$ SW $\frac{1}{4}$  (portion)  
Sec. 23, NW $\frac{1}{4}$ NW $\frac{1}{4}$  (portion)

AREA: Bonner

FILING DATE: 11-61 DEVELOPER/OWNER: L. Welty and I. Halvarl  
TOTAL ACRES: 4 NUMBER OF LOTS: 3  
STAGE OF DEVELOPMENT: APPROVAL: County  
LOTS SOLD: 1 (L. Welty owns 2 lots)

LOTS DEVELOPED: 3 PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Via existing private road leading to Highway #200

COVENANTS: none

HABITAT:

PROXIMITY TO PUBLIC LAND: less than 0.25 mile

POSSIBLE IMPACT ON PUBLIC LAND: Two nearby creeks flow through BLM tract then through subdivision. Probable visual impact.

PROPERTY IDENTIFICATION: Subdivision - 8-8  
NAME: Garnet Terrace No. 2  
PLANNING UNIT: Blackfoot COUNTY: Missoula  
LEGAL DESCRIPTION: T.13N., R.18W., P.M.,M., Sec. 23, NW $\frac{1}{4}$  (portion)

AREA: Bonner

FILING DATE: 3-64 DEVELOPER/OWNER: S. Fleming and I. Halvari

TOTAL ACRES: 1.3 NUMBER OF LOTS: 1

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: none (owned by L.Halvari)

LOTS DEVELOPED: 1 PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Via existing private road leading to Highway #200

COVENANTS: none

HABITAT:

PROXIMITY TO PUBLIC LAND: less than 0.25 mile

POSSIBLE IMPACT ON PUBLIC LAND: Two nearby creeks flow through BLM tract then through subdivision. Probable visual impact.

PROPERTY IDENTIFICATION: Subdivision - 9

NAME: Greenland Park (mobile home park)

PLANNING UNIT: Blackfoot COUNTY: Missoula

LEGAL DESCRIPTION: T.13N., R.18W., P.M.,M., Sec. 16, SW $\frac{1}{4}$  (portion)

AREA: West Riverside, north of Milltown

FILING DATE: 1-28-74 DEVELOPER/OWNER: J. McFarland

TOTAL ACRES: 10 NUMBER OF LOTS: 42

STAGE OF DEVELOPMENT: APPROVAL: County; State

LOTS SOLD: none (all owned by J. McFarland)

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Three interior roads planned. Contiguous, county-maintained streets. No roads existing in platted area, but there is access to property via Flagler Road on south and existing 30-ft. road easement on east, which leads to old highway #200.

COVENANTS: none

HABITAT: Back end of property rises steeply causing severe building limitations. Bunch grass covers area with scattered lodge pole pines on slopes.

PROXIMITY TO PUBLIC LAND: 1.5 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 10

NAME: Hellgate Pines Additions No. 1 and 2

PLANNING UNIT: Blackfoot COUNTY: Missoula

LEGAL DESCRIPTION: T.12N., R.18W., P.M.,M., Sec. 12, SE $\frac{1}{4}$

AREA: 2 miles southeast of Turah along Clark Fork River

FILING DATE: No.1: 10-70 DEVELOPER/OWNER: Hellgate Land Co., Inc.  
 No.2: 1-72 2300 Regent, Missoula

TOTAL ACRES: 148 NUMBER OF LOTS: 58

STAGE OF DEVELOPMENT: APPROVAL: County; State

LOTS SOLD: No.1: 20 sold; 4 on contract-for-deed  
 No.2: 27 sold; 7 on contract-for-deed

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: No.1: Access to County Rte. #46; one interior road (Hellgate Lane) at northwest corner of property.

No.2: County Rte. #46 forms northeast border of property. One interior road (Hampton Drive). County road provides access to Interstate 90.

COVENANTS: Selected list of restrictive covenants which run with the land and apply to both Additions:  
 Only residential use of buildings; no animals except on 9-Ac. and larger lots, 1 cow or horse; no big-game hunting; only single-family houses with garage for not more than 3 cars; no old buildings can be moved onto property; architectural control committee; no temporary structures except mobile homes if on permanent foundation; no noxious or offensive activities; no buildings built at less than cost of value of prevailing building costs; ground floor area of main structure at least 1000 sq.ft. for one-story building.

HABITAT:

PROXIMITY TO PUBLIC LAND: 0.25 mile to small tract

POSSIBLE IMPACT ON PUBLIC LAND: Possible visual impact, but subdivision is located on other side of river and interstate from large BLM tract.

PROPERTY IDENTIFICATION: Subdivision - 11

NAME: Heyer Addition

PLANNING UNIT: Blackfoot COUNTY: Missoula

LEGAL DESCRIPTION: T.13N., R.18W., Sec. 17, SE $\frac{1}{4}$  (Lot 4)

AREA: Pinegrove

FILING DATE: 6-60 DEVELOPER/OWNER: H. and R. Heyer

TOTAL ACRES: 2 NUMBER OF LOTS: 3

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 2 (Heyer owns one lot)

LOTS DEVELOPED: 3 PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: old highway #200 runs on northeast border of property

COVENANTS: none

HABITAT: Flat topography. Some grassy, open fields.

PROXIMITY TO PUBLIC LAND: 1.75 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact



PROPERTY IDENTIFICATION: Subdivision - 12  
NAME: Hilmo's Riverside Turah Tracts  
PLANNING UNIT: Blackfoot COUNTY: Missoula  
LEGAL DESCRIPTION: T.12N., R.18W., P.M., M., Sec. 12, NE $\frac{1}{4}$  (portion)  
AREA: 2 miles southeast of Turah  
FILING DATE: 5-17-67 DEVELOPER/OWNER: Ole Hilmo of Turah  
TOTAL ACRES: 5 NUMBER OF LOTS: 2  
STAGE OF DEVELOPMENT: APPROVAL: County  
LOTS SOLD: 2  
LOTS DEVELOPED: PRICE:  
TYPE OF RESIDENCY: yearlong  
ACCESS: Via County Rte. 46. Subdivision is located between two railroad tracks.  
COVENANTS: none  
HABITAT: Gently rolling topography. Much vegetation and trees.  
PROXIMITY TO PUBLIC LAND: 0.25 mile  
POSSIBLE IMPACT ON PUBLIC LAND: Possible visual impact. Otherwise, no apparent impact.

PROPERTY IDENTIFICATION: Subdivision - 13  
NAME: Leischner Tracts  
PLANNING UNIT: Blackfoot COUNTY: Missoula  
LEGAL DESCRIPTION: T.12N., R.17W., P.M.,M., Sec. 8, NE $\frac{1}{4}$ SW $\frac{1}{4}$  (Lot 7)  
AREA: along Donovan Creek Road near Interstate 90 (Donovan Creek Acres subdivision borders on south of this property)  
FILING DATE: 3-71 DEVELOPER/OWNER: L. and B. Leischner  
TOTAL ACRES: 34 NUMBER OF LOTS: 18  
STAGE OF DEVELOPMENT: APPROVAL: County  
LOTS SOLD: 1 sold; 12 on contract-for-deed; 5 owned by Leischner  
LOTS DEVELOPED: 17 (some PRICE: mobile homes)  
TYPE OF RESIDENCY: yearlong  
ACCESS: One interior, gravel road (Pine Cone Drive). Donovan Creek Road forms west border of subdivision.  
COVENANTS: none  
HABITAT: Gentle sloping topography along Donovan Creek. Dense forests on either side.  
PROXIMITY TO PUBLIC LAND: adjacent: one common edge  
POSSIBLE IMPACT ON PUBLIC LAND: Possible visual impact. Possible residential-oriented use of adjacent public land.

PROPERTY IDENTIFICATION: Subdlvision - 14

NAME: Marshall Canyon Homesites

PLANNING UNIT: Blackfoot COUNTY: Missoula

LEGAL DESCRIPTION: T.13N., R.18W., P.M.,M., Sec. 18, E $\frac{1}{2}$ NW $\frac{1}{4}$  (portion)

AREA: Marshall Canyon

FILING DATE: 6-57 DEVELOPER/OWNER: L.and M. McDowell; J. and A. Nielson

TOTAL ACRES: 14 NUMBER OF LOTS: 8

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 7

LOTS DEVELOPED: 5 PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: One interior road (McDowell's Drive) provides access to old highway #200 which lies on south corner of property.

COVENANTS: none

HABITAT: Marshall Creek runs north-south along west border of property. Flat topography in small canyon between steep mountainside and hillside supporting Marshall Road.

PROXIMITY TO PUBLIC LAND: 3.5 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 15

NAME: Mountain Acres No. 1 and 2

PLANNING UNIT: Blackfoot COUNTY:

LEGAL DESCRIPTION: T.13N., R.18W., P.M.,M.: Sec. 35, E $\frac{1}{2}$ SE $\frac{1}{4}$  (No. 2)  
 Sec. 36, W $\frac{1}{2}$ SW $\frac{1}{4}$  (" ")  
 Sec. 36, NW $\frac{1}{4}$ SW $\frac{1}{4}$  (No. 1)

AREA: Turah

FILING DATE: 5-66 DEVELOPER/OWNER: C. Campbell; A. and C. Day

TOTAL ACRES: 52 NUMBER OF LOTS: 14

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 9

LOTS DEVELOPED: 6(some PRICE:  
 mobile homes); one house presently  
 under construction

TYPE OF RESIDENCY: yearlong

ACCESS: 3 interior roads, two of which are Timber Edge Road and Mountain Road, are unpaved gravel roads. Mountain Road provides access to old Highway 200 on south border of property.

COVENANTS: Selected list of restrictive covenants which run with the land:  
 Only single-family residential structures; no commercial use or annoying uses; no animals; no trailer, basement, shack, garage, etc. shall be used for residence except as temporary nature for not more than three years from purchase date of lot; only one future subdivision of each lot; no unsightly structures.

HABITAT: Property slopes up towards back lots. Grassy fields; scattered fruit trees.

PROXIMITY TO PUBLIC LAND: 1 mile

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 16

NAME: Mountain View Estates

PLANNING UNIT: Blackfoot COUNTY: Missoula

LEGAL DESCRIPTION: T.12N., R.17W., P.M.,M.: Sec. 16, S $\frac{1}{2}$ SW $\frac{1}{4}$  (Lots 13 & 14)  
Sec. 21, N $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$  (Lots 1 & 2)

AREA: West of Interstate 90 and 2 miles north of Clinton

FILING DATE: DEVELOPER/OWNER: M. Palin

TOTAL ACRES: 30 NUMBER OF LOTS: 5

STAGE OF DEVELOPMENT: APPROVAL: County Summary Approval - 9/74

LOTS SOLD:

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: All lots front on existing County Rte. #47; no new roads to be built.

COVENANTS: No further subdivision of lots.

HABITAT: Area is primarily used for hay production. Topography is flat, sloping off at back of lots to Clark Fork River.

PROXIMITY TO PUBLIC LAND: 0.25 mile

POSSIBLE IMPACT ON PUBLIC LAND: Probable visual impact.

PROPERTY IDENTIFICATION: Subdivision - 17

NAME: Pine Grove Suburban Acres

PLANNING UNIT: Blackfoot COUNTY: Missoula

LEGAL DESCRIPTION: T.13N., R.18W., P.M.,M.: Sec. 17, S $\frac{1}{2}$ SW $\frac{1}{4}$  (portion)  
Sec. 20, NE $\frac{1}{4}$ NW $\frac{1}{4}$  (portion)

AREA: Pinegrove

FILING DATE: 12-53 DEVELOPER/OWNER: C. and B. Clemmensen

TOTAL ACRES: 14 NUMBER OF LOTS: 10 (portion is Pine Grove Trailer Park)

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 5 sold; 1 on contract-for-deed

LOTS DEVELOPED: 4 PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Three interior roads. Access is provided to Interstate 90.

COVENANTS: none

HABITAT: Flat topography

PROXIMITY TO PUBLIC LAND: 2.25 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 18

NAME: River Bend Addition

PLANNING UNIT: Blackfoot COUNTY: Missoula

LEGAL DESCRIPTION: T.13N., R.18W., P.M.,M., Sec. 12, SW $\frac{1}{4}$ SE $\frac{1}{4}$  (portion)

AREA: on Blackfoot River and Highway #200, near Marco Flat Picnic Area

FILING DATE: 6-65 DEVELOPER/OWNER: R. and V. McGeoch

TOTAL ACRES: 12 NUMBER OF LOTS: 12

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 11 sold; 1 on contract-for-deed

LOTS DEVELOPED: 7 PRICE: of those recorded: range from \$2500-\$10,500/lot

TYPE OF RESIDENCY: yearlong

ACCESS: One road runs along southeast border and a gravel, loop road provides access to Highway #200.

COVENANTS: Selected list of restrictive covenants which run with the land:  
Not more than one dwelling on each lot, with minimum 1000 sq.ft. costing not less than \$15,000 for labor and materials to build. (Exempt is Lot 1 which can have two such buildings.); no structures can have flat roof or shed roof; no commercial use except for on Lot 1; no trailer homes or like structures; no structure can be over 35 feet high; no agricultural use other than saddle horses or household pets, or garden; enclosed burning of trash required.

HABITAT: Sloping topography. Houses nestled among trees along river. Many pine trees, brush below. Blackfoot River forms north and west borders of property.

PROXIMITY TO PUBLIC LAND: 0.25 mile

POSSIBLE IMPACT ON PUBLIC LAND: No access problems (subdivision lies across highway from BLM tract); no apparent impact other than visual.

PROPERTY IDENTIFICATION: Subdivision - 19

NAME: Spring Valley Acres

PLANNING UNIT: Blackfoot COUNTY: Missoula

LEGAL DESCRIPTION: T.12N., R.17W., P.M.,M., Sec. 24, N $\frac{1}{2}$ SW $\frac{1}{4}$

AREA: Clinton

FILING DATE: 7-65 DEVELOPER/OWNER: Hera Corporation

TOTAL ACRES: 57 NUMBER OF LOTS: 32

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 31 sold; 1 on contract-for-deed

LOTS DEVELOPED: 1 PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Wallace Creek Road (County Rte. #48) forms south border of subdivision. One interior road.

COVENANTS: Selected list of restrictive covenants which run with the land:  
No non-residential use of lots; only single-family dwellings; all structures must be completed within 2 years of construction start; no unsightly cabins, summer homes or trailers; if permanent residential structure is being built, trailer, garage or basement is permitted up to 2 years; no noxious or offensive activity; no dumping of garbage on property; further subdivision of lots restricted to creation of lots at least 0.5 acre in size.

HABITAT: Heavily wooded; steep slopes on sides of property. Wallace Creek and pond are on property.

PROXIMITY TO PUBLIC LAND: adjacent: one common edge on east border of property

POSSIBLE IMPACT ON PUBLIC LAND: Some dumped autos either on property or in immediate vicinity. Only access road to subdivision leads to BLM land, so appears to be little necessary travel of road beyond subdivision except for public use. Visual impact.



PROPERTY IDENTIFICATION:

Subdivision - 20

NAME:

Wallace Creek Ranchos

PLANNING UNIT:

Blackfoot

COUNTY:

Missoula

LEGAL DESCRIPTION:

T.12N., R.17W., P.M.,M., Sec. 24, SW $\frac{1}{4}$  (portion)

AREA:

Clinton

FILING DATE:

6-66

DEVELOPER/OWNER:

Hera Corp.

TOTAL ACRES:

13

NUMBER OF LOTS:

4

STAGE OF DEVELOPMENT:

APPROVAL:

County

LOTS SOLD:

3 sold; 1 on contract-for-deed

LOTS DEVELOPED:

1

PRICE:

TYPE OF RESIDENCY:

yearlong

ACCESS:

North border is County Rte. #48 (Wallace Creek Road) which leads off Highway #200, and becomes a BLM road after passing through subdivision. One fork of road past BLM sign is washed out. Subdivision lies south of County Road and south of Spring Valley Acres subdivision.

COVENANTS:

none

HABITAT:

Wallace Creek traverses east-west through all four lots. Heavily wooded, steep slopes on sides of property.

PROXIMITY TO PUBLIC LAND:

adjacent; one common edge on east border

POSSIBLE IMPACT ON PUBLIC LAND:

Some dumped, wrecked autos on south side of pond. Like Spring Valley Acres, only access road from highway passes through subdivision, then BLM land. Appears to be recreation travel on road beyond subdivision.

PROPERTY IDENTIFICATION: Subdivision - 21-A  
NAME: West Riverside No. 1  
PLANNING UNIT: Blackfoot COUNTY: Missoula  
LEGAL DESCRIPTION: T.13N., R.18W., P.M., M., Sec. 16, SW $\frac{1}{4}$ SE $\frac{1}{4}$  (portion)

AREA: Milltown

FILING DATE: 1/11 DEVELOPER/OWNER: B. Zaugg

TOTAL ACRES: 10 NUMBER OF LOTS: 72

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 72

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: numerous interior public roads

COVENANTS: none

HABITAT: Flat topography.

PROXIMITY TO PUBLIC LAND: 1.25

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 21-B  
NAME: West Riverside No. 2  
PLANNING UNIT: Blackfoot COUNTY: Missoula  
LEGAL DESCRIPTION: T.13N., R.18W., P.M.,M., Sec. 17, SE $\frac{1}{4}$  (portion)

AREA: Milltown

FILING DATE: 4-61 DEVELOPER/OWNER: A. Zaugg et al.

TOTAL ACRES: 18 NUMBER OF LOTS: 14

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 14

LOTS DEVELOPED: about half PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: One interior road (Tremper Road), provides access to old highway #200.

COVENANTS: none

HABITAT: Flat topography.

PROXIMITY TO PUBLIC LAND: 1.25 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 22  
NAME: Alfred Jackson Property  
PLANNING UNIT: Blackfoot COUNTY: Powell  
LEGAL DESCRIPTION: T.12N., R.12W., P.M.,M., Sec. 30, W $\frac{1}{2}$

AREA: 6 miles north of Drummond

FILING DATE: 7-5-72 DEVELOPER/OWNER: A.G. Jackson

TOTAL ACRES: 320 NUMBER OF LOTS: 8

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 6

LOTS DEVELOPED: none PRICE:

TYPE OF RESIDENCY: summer

ACCESS: Several roads shown on plat - no widths or names.  
Access from Drummond via Edwards Gulch Road and  
Lyon Gulch Road, both of which first provide access  
to several BLM tracts.

COVENANTS: none

HABITAT:

PROXIMITY TO PUBLIC LAND: 0.75 mile

POSSIBLE IMPACT ON PUBLIC LAND: Possible access conflict (see "access" above).  
Possible visual impact.

PROPERTY IDENTIFICATION: Subdivision - 23

NAME: Rainbow Valley

PLANNING UNIT: Blackfoot COUNTY: Powell

LEGAL DESCRIPTION: T.15N., T.13S., P.M.,M., Sec. 33, N $\frac{1}{2}$ NE $\frac{1}{4}$  (portion)

AREA: On Blackfoot River 5 miles west of Ovando

FILING DATE: 5-2-60 DEVELOPER/OWNER: S. and K. Gibney, of  
Sepulveda, California

TOTAL ACRES: 24 NUMBER OF LOTS: 18

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 2 (both to one out-of-state party)

LOTS DEVELOPED: 1 PRICE:

TYPE OF RESIDENCY: yearlong or seasonal

ACCESS: One county road runs through subdivision, off of which  
is platted a 50-ft. road easement.

COVENANTS: none

HABITAT: Blackfoot River forms west, south and southeast borders  
of property.

PROXIMITY TO PUBLIC LAND: 1.5 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 24

NAME: Haven Cabin Terrace

PLANNING UNIT: Blackfoot

COUNTY: Granite

LEGAL DESCRIPTION: T.12N., R.14W., Sec. 34, E $\frac{1}{2}$ E $\frac{1}{2}$

AREA: Bear Creek at Packer Gulch (lies on north border of Packer Gulch Terrace (subdivision))

FILING DATE: not yet  
filed

DEVELOPER/OWNER: Mountain View Ranches, of Drummond  
(M. Palin - President)

TOTAL ACRES: 160

NUMBER OF LOTS: 150

STAGE OF DEVELOPMENT:

APPROVAL: State and County approval pending

LOTS SOLD: none

LOTS DEVELOPED: none

PRICE:

TYPE OF RESIDENCY: seasonal; recreational (cabin sites)

ACCESS: not yet determined; subdivision will need access from existing County road.

COVENANTS: filed with original plat, but not yet finalized

HABITAT: over 50% of area has slopes of 15% and greater; much of area is very rocky; canyon sides rise sharply on both sides of lots; Douglas fir, Lodgepole pine, and ponderosa pine on dryer south slopes. Blue bunch wheat grass, Idaho Fescue, with forbs in open pouch and in association with Ponderosa pine.

PROXIMITY TO PUBLIC LAND: adjacent

POSSIBLE IMPACT ON PUBLIC LAND: Possible access conflicts (would be impact on use of Bear Gulch County Road, which presently has seasonal use); visual impact on subdivision; area is in vicinity of land designated by BLM as critical game range for mule deer (Sec. 33, E $\frac{1}{2}$ )

PROPERTY IDENTIFICATION: Subdivision - 25

NAME: C.G. Hoover Suburban Tracts

PLANNING UNIT: Blackfoot

COUNTY: Granite

LEGAL DESCRIPTION: T.11N., R.12 W., P.M., M., Sec. 31, SW $\frac{1}{2}$  (portion of)

AREA: Drummond

FILING DATE: 12-8-64

DEVELOPER/OWNER: C.G. Hoover

TOTAL ACRES: 6.3

NUMBER OF LOTS: 10

STAGE OF DEVELOPMENT:

APPROVAL: County

LOTS SOLD: 10

LOTS DEVELOPED: 3

PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: 3 interior roads with access to US 104 and Interstate 90

COVENANTS: none

HABITAT:

PROXIMITY TO PUBLIC LAND: 2 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 26

NAME: Lyon Addition to Drummond

PLANNING UNIT: Blackfoot

COUNTY: Granite

LEGAL DESCRIPTION: T.11N., R.12W., P.M.,M.: Sec. 31, E $\frac{1}{2}$ NW $\frac{1}{4}$ (portion of)  
Sec. 30, E $\frac{1}{2}$ SW $\frac{1}{4}$ (portion of)

AREA: Drummond

FILING DATE: 6-6-62

DEVELOPER/OWNER: Lyon Construction Company of Drummond

TOTAL ACRES: 13

NUMBER OF LOTS: 41

STAGE OF DEVELOPMENT:

APPROVAL: County

LOTS SOLD: 0

LOTS DEVELOPED: 0

PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Interstate 90 follows southwest edge of subdivision; 5 interior roads (Lyon Street; Broad Street; George Street; Edward Street; 6th Street)

COVENANTS: none

HABITAT:

PROXIMITY TO PUBLIC LAND: 2.25 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact



PROPERTY IDENTIFICATION: Subdivision - 27

NAME: McFarland Tract No. 1

PLANNING UNIT: Blackfoot

COUNTY: Granite

LEGAL DESCRIPTION: T. 11N., R. 16 W., Sec. 1E.,  $\text{NW}\frac{1}{4}\text{NE}\frac{1}{4}$

AREA: McFarland on Clark Fork River

FILING DATE: 9-1-68

DEVELOPER/OWNER: D. and A McFarland

TOTAL ACRES: 39

NUMBER OF LOTS: 13

STAGE OF DEVELOPMENT:

APPROVAL: County; State

LOTS SOLD: 2 plus 2 contract-for-deed

LOTS DEVELOPED: 2

PRICE: 2-5 Ac. lots  
sold together  
for \$8000

TYPE OF RESIDENCY:

yearlong

ACCESS: Existing road leads from County Rte. #51 (Beavertail Road), over Hellgate River, to subdivision; 3 interior roads (Arlene Drive; Donald Drive; Gene Drive)

COVENANTS: none

HABITAT: Hellgate River runs east-west near north edge of subdivision; flat, pastureland; steep slopes on south edge of subdivision.

PROXIMITY TO PUBLIC LAND: 1 mile

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 28

NAME: Packer Gulch Terrace

PLANNING UNIT: Blackfoot

COUNTY: Granite

LEGAL DESCRIPTION: T.11N., R.14W., P.M.,M., Sec. 3, NE $\frac{1}{4}$ , E $\frac{1}{2}$ SE $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$

AREA: Bear Gulch

FILING DATE: 7-25-74

DEVELOPER/OWNER: Mountain View Ranches, of Drummond  
(M. Palin - President)

TOTAL ACRES: 296

NUMBER OF LOTS: 50 (covering 27 Ac.)

STAGE OF DEVELOPMENT:

APPROVAL: State; County; not yet approved by  
Interstate Land Sales Department

LOTS SOLD: none

LOTS DEVELOPED: none

PRICE:

TYPE OF RESIDENCY: recreational; seasonal (cabin sites)

ACCESS: 8 interior private roads (Packer Gulch Terrace; Fawn Drive; Blue Grouse Drive; Doe Drive; Lookout Point; Buck Drive; Bear Path; Ski Run Drive) maintained by Homeowner's Association. Existing road (Bear Creek) provides access to subdivision via Packer Gulch Dr.

COVENANTS: Selected list of restrictive covenants which run with the land:  
Only private residential use of property; improvements to be maintained in good condition; only single family detached houses with 900 sq.ft. minimum size; no old buildings can be moved onto property; trailer permitted only as temporary residence for not more than 2 years; all construction completed within 24 months of start; non-game animals protected in area; horses permitted in certain areas; no signs, billboards, etc. posted; no roads to be built without approval of architectural committee; all fences to be of poles or wood; no excavation; Mt. View Ranches has right of first refusal on lots for sale; architectural controls on location, color, finish and style of structures.

HABITAT: Grassland; conifer trees and some deciduous trees (aspen); area occupies portion of winter game range (mule deer); few coyotes and bobcats present; blue grouse and ruffed grouse; topography of area is 30% and greater slope.

PROXIMITY TO PUBLIC LAND: adjacent; 4 common edges

POSSIBLE IMPACT ON PUBLIC LAND: Impact on winter game range; possible excessive use of public land in area, especially if developed to capacity and if nearby Palin subdivisions are developed; Bear Creek flows successively through public land and subdivision; probable visual impact on subdivision; common access routes but no apparent conflict.

PROPERTY IDENTIFICATION: Subdivision - 29

NAME: Wild Horse Meadows

PLANNING UNIT: Blackfoot

COUNTY: Granite

LEGAL DESCRIPTION: T.11N., R.14W.: Sec. 10, E $\frac{1}{2}$ SE $\frac{1}{4}$ (portion of)  
Sec. 11, W $\frac{1}{2}$ SW $\frac{1}{4}$ (portion of)

AREA: Bearmouth Springs (11 miles west of Drummond and 1 mile north on Bear Creek Road, on Elfer Placer Survey #3271)

FILING DATE: not yet  
filed

DEVELOPER/OWNER: Mountain View Ranches, of Drummond  
(M. Palin - President)

TOTAL ACRES: 28

NUMBER OF LOTS: 17 ("common area" = 10 Ac.)

STAGE OF DEVELOPMENT:

APPROVAL: State; preliminary County approval

LOTS SOLD: none

LOTS DEVELOPED: none

PRICE:

TYPE OF RESIDENCY: recreational; seasonal (cabin sites)

ACCESS: New roads will have to be constructed, installation and maintenance of which will be paid for by homeowners, as well as the maintenance of existing county road.

COVENANTS: summary: visual regulations (i.e. only certain exterior colors of structures will be allowed; no metal allowed on building exteriors; all utilities to be underground)

HABITAT: Grassland; some conifer trees and some deciduous, such as apple and chokeberry; lots occupy portion of winter game range, primarily for mule deer; few coyotes and bobcats; Blue Grouse and Ruffed Grouse also in area. Slope is less than 15%.

PROXIMITY TO PUBLIC LAND: adjacent

POSSIBLE IMPACT ON PUBLIC LAND: At full development and at 1.5 vehicles/unit, there will be approximately 100 vehicle trips/day, traveling primarily on old highway #200 or Interstate 90, and county road leading to Bear Creek. Probable visual impact on subdivision. Possible overuse of nearby public lands.

PROPERTY IDENTIFICATION: Certificate of Survey - A

NAME: No. 126 (in Jordan Ranch)

PLANNING UNIT: Blackfoot

COUNTY: Missoula

LEGAL DESCRIPTION: T.13N., R.15W., P.M.,M., Sec. 29, NW $\frac{1}{4}$  (portion of)

AREA: Potomac Valley, along Union Creek

FILING DATE: 10-31-73 DEVELOPER/OWNER: L.Jordan

TOTAL ACRES: 26 NUMBER OF LOTS: 2

STAGE OF DEVELOPMENT: APPROVAL: County. (State not required)

LOTS SOLD:

LOTS DEVELOPED:

PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Private road which leads to County Rte. #61, running through Jordan Ranch.

COVENANTS: none

PURPOSE OF SURVEY: To create 2 tracts, of 12.8 acres and 13.5 acres.

HABITAT: Jordan Ranch in general: some flat, meadow land with streams and creeks; some in mountainous terrain, heavily wooded with moderately steep slopes.

PROXIMITY TO PUBLIC LAND: 3.5 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Certificate of Survey - B

NAME: No. 157

PLANNING UNIT: Blackfoot

COUNTY: Missoula

LEGAL DESCRIPTION: T.13N., R.18W., P.M., M., Sec. 16, W $\frac{1}{2}$  (portion of)

AREA: Pinegrove

FILING DATE: 12-14-73

DEVELOPER/OWNER: Lester Madsen

TOTAL ACRES: 40

NUMBER OF LOTS: 4 (at avg. of 10.003 Ac.)

STAGE OF DEVELOPMENT:

APPROVAL: County. (State not required)

LOTS SOLD:

LOTS DEVELOPED:

PRICE:

TYPE OF RESIDENCY:

yearlong

ACCESS:

One interior 60-ft. road easement leading to old highway #200.

COVENANTS: none

PURPOSE OF SURVEY: To create four parcels for Lester Madsen

HABITAT:

PROXIMITY TO PUBLIC LAND: 1.5 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Certificate of Survey - C

NAME: No. 170

PLANNING UNIT: Blackfoot

COUNTY: Missoula

LEGAL DESCRIPTION: T.13N., R.16W., P.M.,M., Sec. 18, E $\frac{1}{2}$  (portion of)

AREA: Norman Creek, south of Diamond Mountain

FILING DATE: 1-7-74

DEVELOPER/OWNER: Blackfoot Enterprises

TOTAL ACRES: 265

NUMBER OF LOTS: 22 (avg. lot size: 12.05 Ac.)

STAGE OF DEVELOPMENT:

APPROVAL: County. (State not required)

LOTS SOLD:

LOTS DEVELOPED: no apparent PRICE:  
construction in progress

TYPE OF RESIDENCY: yearlong

ACCESS: County Rte. #57 provides access, plus 3 interior roads.

COVENANTS: none

PURPOSE OF SURVEY: To create 22 parcels and roadways for Blackfoot Enterprises

HABITAT:

PROXIMITY TO PUBLIC LAND: 0.25 mile (to small BLM tract)

POSSIBLE IMPACT ON PUBLIC LAND: County Rte. #57 also provides access to BLM tract of 640 Ac. two miles to the southwest of lots. Otherwise, no apparent impact.

PROPERTY IDENTIFICATION: Certificate of Survey - D

NAME: No. 190

PLANNING UNIT: Blackfoot

COUNTY: Missoula

LEGAL DESCRIPTION: T.12N., R17W., P.14.,M., Sec. 24, SW $\frac{1}{4}$  (portion of)

AREA: Clinton

FILING DATE: 2-21-74

DEVELOPER/OWNER: R. and E. Moss

TOTAL ACRES: 77

NUMBER OF LOTS: 2

STAGE OF DEVELOPMENT:

APPROVAL: County. (State not required)

LOTS SOLO:

LOTS DEVELOPED:

PRICE:

TYPE OF RESIDENCY:

yearlong

ACCESS:

Narrow access to County Road No. 48 from south tract (Parcel B); Parcel A appears to gain access via BLM road.

COVENANTS: none

PURPOSE OF SURVEY:

To create two parcels (Parcel A borders north edge of Spring Valley Acres (subdivision) and Parcel B borders on south edge of Wallace Creek Ranchos (subdivision)).

HABITAT:

Wallace Creek and pond are either within these lots or in the immediate vicinity; steep, wooded slopes on either side of creek.

PROXIMITY TO PUBLIC LAND:

adjacent: north edge of north parcel and east edge of south parcel border BLM; BLM road easement in Parcel A.

POSSIBLE IMPACT ON PUBLIC LAND:

Possible access problem: only access to Parcel A (north parcel) appears to be from BLM road.  
Visual impact.

PROPERTY IDENTIFICATION: Certificate of Survey - E

NAME: No. 206 (in Jordan Ranch)

PLANNING UNIT: Blackfoot

COUNTY: Missoula

LEGAL DESCRIPTION: T.13N., R.15W., P.M.,M., Sec. 29, N $\frac{1}{2}$  (portion of)

AREA: Potomac Valley along Union Creek

FILING DATE: 2-21-74 DEVELOPER/OWNER: M. Kamensky

TOTAL ACRES: 10 NUMBER OF LOTS: 2

STAGE OF DEVELOPMENT: APPROVAL: County. (State not required)

LOTS SOLD:

LOTS DEVELOPED:

PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Lots are bordered on north and east by private road in Jordan Ranch.

COVENANTS: none

PURPOSE OF SURVEY: Splitting one tract into two 5.2-acre portions.

HABITAT: Jordan Ranch in general: some flat, meadow land with streams and creeks; some in mountainous terrain, heavily wooded, with moderately steep slopes.

PROXIMITY TO PUBLIC LAND: 3 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact



PROPERTY IDENTIFICATION: Certificate of Survey - F

NAME: No. 219 (Jordan Ranch Tracts)

PLANNING UNIT: Blackfoot

COUNTY: Missoula

LEGAL DESCRIPTION: T.13N., R.15W., P.M.,M.: Sec. 20, S $\frac{1}{2}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$   
Sec. 21, W $\frac{1}{2}$   
Sec. 29, E $\frac{1}{2}$ , E $\frac{1}{2}$ W $\frac{1}{2}$

AREA: Potomac Valley, along  
Union Creek

FILING DATE: 3-1-74

DEVELOPER/OWNER: Jordan and Walker

TOTAL ACRES: 1059

NUMBER OF LOTS: 43 (avg. lot size = 25 Ac.)

STAGE OF DEVELOPMENT:

APPROVAL: County. (State not required)

LOTS SOLD:

LOTS DEVELOPED:

PRICE: \$800/mountain lot  
\$1500/meadow lot

TYPE OF RESIDENCY: yearlong

ACCESS: Hole-in-the-Wall (County Rte. 461) passes through several lots, and provides access to Hwy. 200. Six interior roads (Coloma Way; Copper Cliff Drive; Top 10 Deep Road; Prospect Court; Hidden Treasure Court)

COVENANTS: none

HABITAT: Largely undeveloped acreage; some sites have been cleared. Wide two-lane gravel roads meander through ranch. Jordan Ranch in general is primarily flat, meadow land with streams and creeks; some areas have mountainous terrain and are heavily wooded, with moderately steep slopes.

PROXIMITY TO PUBLIC LAND: 2.5 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Certificate of Survey - G

NAME: No. 257

PLANNING UNIT: Blackfoot

COUNTY: Missoula

LEGAL DESCRIPTION: T.14N., R.15W., P.M.,M., Sec. 24, SE $\frac{1}{4}$ SE $\frac{1}{4}$  (portion of)

AREA: near Hunter Point, on Highway #200

FILING DATE: 4-8-74

DEVELOPER/OWNER: L. Morris et al.

TOTAL ACRES: 16

NUMBER OF LOTS: 2 (11 acres and 5 acres)

STAGE OF DEVELOPMENT:

APPROVAL: County. (State not required)

LOTS SOLD:

LOTS DEVELOPED:

PRICE:

TYPE OF RESIDENCY:

yearlong

ACCESS:

Highway #200 borders east side of both tracts and a 60-ft. road borders the south side of the southern tract. A Chicago Milwaukee St. Paul and Pacific railroad track separates the two lots.

COVENANTS: none

PURPOSE OF SURVEY: To create two tracts along the west side of Highway #200

HABITAT:

PROXIMITY TO PUBLIC LAND: 4 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact.

PROPERTY IDENTIFICATION: Certificate of Survey - H

NAME: No. 258

PLANNING UNIT: Blackfoot

COUNTY: Missoula

LEGAL DESCRIPTION: T.14N., R.15W., P.M., M., Sec. 24, SE $\frac{1}{4}$ SE $\frac{1}{4}$  (portion of)

AREA: near Hunter Pt.. on Highway #200

FILING DATE: 4-8-74

DEVELOPER/OWNER: L. Morris et al.

TOTAL ACRES: 4

NUMBER OF LOTS: 2

STAGE OF DEVELOPMENT:

APPROVAL: County. (State not required)

LOTS SOLD: larger of two lots is on contract-for-deed

LOTS DEVELOPED:

PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Highway 200 forms west border of both tracts. Chicago Milwaukee St. Paul and Pacific railroad track forms north border of northern tract.

COVENANTS: none

PURPOSE OF SURVEY: To create two tracts along Highway #200

HABITAT:

PROXIMITY TO PUBLIC LAND: 4 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Certificate of Survey - J

NAME: No. 275

PLANNING UNIT: Blackfoot

COUNTY: Missoula

LEGAL DESCRIPTION: T.11N., R.16W., P.M.,M., Sec. 7, NW $\frac{1}{2}$  (portion of)

AREA: Bonita

FILING DATE: 4-30-74

DEVELOPER/OWNER: D. Ekstrom

TOTAL ACRES: 20

NUMBER OF LOTS: 2

STAGE OF DEVELOPMENT:

APPROVAL: County. (State not required)

LOTS SOLD:

LOTS DEVELOPED:

PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Tracts border on Interstate 90 on the south.

COVENANTS: none

PURPOSE OF SURVEY: To create two 10+ acre parcels from a surveyed 42.9-acre parcel.

HABITAT:

PROXIMITY TO PUBLIC LAND: 0.5 mile

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Certificate of Survey - K

NAME: No. 362 (Jordan Ranch Tract Amendments)

PLANNING UNIT: Blackfoot

COUNTY: Missoula

LEGAL DESCRIPTION: T.13N., R.17W., P.M.M.: Sec. 28,  $W\frac{1}{2}NW\frac{1}{4}$  (portion)  
Sec. 29,  $E\frac{1}{2}$  (portion)

AREA: Potomac Valley, along Union Creek

FILING DATE: 6-27-74

DEVELOPER/OWNER: Jordan and Walker

TOTAL ACRES: 93

NUMBER OF LOTS: 6

STAGE OF DEVELOPMENT:

APPROVAL: County. (State not required)

LOTS SOLD:

LOTS DEVELOPED:

PRICE:

TYPE OF RESIDENCY:

ACCESS: Access to County Rte. 161 via new two-lane, gravelled, private road.

COVENANTS: none

PURPOSE OF SURVEY: To divide Parcel 67 and boundary revisions of other parcels.

HABITAT: Jordan Ranch in general: mostly flat, meadow land with streams and creeks; some land in mountainous terrain, heavily wooded, with moderately steep slopes.

PROXIMITY TO PUBLIC LAND: 2.5 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Certificate of Survey - L

NAME: No. 371 (Jordan Ranch Revisions)

PLANNING UNIT: Blackfoot

COUNTY: Missoula

LEGAL DESCRIPTION: T.13N., R.15W., P.M., M., Sec. 20, SE $\frac{1}{4}$  (portion)

AREA: Potomac Valley, along Union Creek

FILING DATE: 6-28-74 DEVELOPER/OWNER: Jordan and Walker

TOTAL ACRES: 86 NUMBER OF LOTS: 7

STAGE OF DEVELOPMENT: APPROVAL: County. (State not required)

LOTS SOLD:

LOTS DEVELOPED:

PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Via County Road #61.

COVENANTS: none

PURPOSE OF SURVEY: Revisions and additions to Jordan Ranch Tracts: division of Parcels 3 and 20; 5 additional parcels in NE $\frac{1}{4}$ SE $\frac{1}{4}$  of Sec. 20.

HABITAT: Jordan Ranch in general: mostly flat, meadow land with streams and creeks; some area in mountainous terrain, heavily wooded and with moderately steep slopes.

PROXIMITY TO PUBLIC LAND: 4 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Certificate of Survey - M

NAME: No. 407

PLANNING UNIT: Blackfoot

COUNTY: Missoula

LEGAL DESCRIPTION: T.13N., R.17W., P.M., M., Sec. 18, NW<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub> (portion)

AREA: north of LaFray Creek, at Blackfoot River

FILING DATE: 8-1-74

DEVELOPER/OWNER: surveyed for Schatz Realty

TOTAL ACRES: 10

NUMBER OF LOTS: 2

STAGE OF DEVELOPMENT:

APPROVAL: County. (State not required)

LOTS SOLD:

LOTS DEVELOPED:

PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Lots lie on south side of Highway #200.

COVENANTS: none

PURPOSE OF SURVEY: To create two tracts

HABITAT:

PROXIMITY TO PUBLIC LAND: adjacent

POSSIBLE IMPACT ON PUBLIC LAND: LaFray Creek runs successively through BLM tract and through (or very near) two tracts.

PROPERTY IDENTIFICATION: Certificate of Survey - N  
NAME: No. 446 (in Jordan Ranch)  
PLANNING UNIT: Blackfoot COUNTY: Missoula  
LEGAL DESCRIPTION: T.13N., R.15W., P.M.,M., Sec. 28, W $\frac{1}{2}$  (portion)

AREA: Potomac Valley, along Union Creek

FILING DATE: 9-10-74 DEVELOPER/OWNER: J. Nordstrom

TOTAL ACRES: 18 NUMBER OF LOTS: 2

STAGE OF DEVELOPMENT: APPROVAL: County. (State not required)

LOTS SOLD:

LOTS DEVELOPED:

PRICE:

TYPE OF RESIDENCY: year long

ACCESS: 60-ft. road (County Rte. 761) fronts on south and east border of tracts. This road becomes a private access route within Jordan Ranch Tracts property line.

COVENANTS: none

PURPOSE OF SURVEY: To create two parcels

HABITAT: Jordan Ranch in general: mostly flat, meadow land with streams and creeks; some land in mountainous terrain, heavily wooded, with moderately steep slopes.

PROXIMITY TO PUBLIC LAND: 3 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact



PROPERTY IDENTIFICATION: Certificate of Survey - P

NAME: No. 485

PLANNING UNIT: Blackfoot

COUNTY: Missoula

LEGAL DESCRIPTION: T.13N., R.14W., P.M.,M.: Sec. 29,  $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$   
Sec. 30, SE $\frac{1}{4}$ NE $\frac{1}{4}$

AREA: 1.5 miles northwest of Coloma

FILING DATE: 11-6-74

DEVELOPER/OWNER: R. and E. Bingham

TOTAL ACRES: 156+

NUMBER OF LOTS: 8

STAGE OF DEVELOPMENT:

APPROVAL: County. (State not required)

LOTS SOLD:

LOTS DEVELOPED:

PRICE:

TYPE OF RESIDENCY: summer

ACCESS: Lots  handle BLM road leading from Highway 200 to Coloma.

COVENANTS: none

PURPOSE OF SURVEY: To create 7 - 20-acre parcels and one occasional sale.

HABITAT: Lots in Lubrecht Experimental Forest

PROXIMITY TO PUBLIC LAND: less than 0.25 mile

POSSIBLE IMPACT ON PUBLIC LAND: Possible access conflict since lots are on either side of BLM road. Possible visual impact.

PROPERTY IDENTIFICATION: Lot-by-Lot Filing - 1

NAME: "EC Property" (as referred to by Reforestation)

PLANNING UNIT: Blackfoot COUNTY: Missoula

LEGAL DESCRIPTION: T. 13N., R. 14W., P. M., M., Sec. 26, S $\frac{1}{2}$ NW $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$ ,  
N $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ , NE $\frac{1}{4}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ SW $\frac{1}{4}$ , Sec. 27, S $\frac{1}{2}$ SW $\frac{1}{4}$ , W $\frac{1}{2}$ SE $\frac{1}{4}$ ,  
Sec. 34, NE $\frac{1}{4}$

AREA: Coloma

FILING DATE: not filed; DEVELOPER/OWNER: Reforestation, Inc.  
sales occurred 1967-68 12815 East Sprague, Spokane, Wash.

TOTAL ACRES: 640 NUMBER OF LOTS: 27 (20- and 40-Ac. lots)

STAGE OF DEVELOPMENT: APPROVAL: none required

LOTS SOLD: 27 (Sec. 26 - 14) majority sold to out-  
(Sec. 27 - 6) of-state parties  
(Sec. 34 - 7)

LOTS DEVELOPED: few PRICE: \$1500-2850/lot

TYPE OF RESIDENCY: summer recreational

ACCESS: Road easements reserved by Reforestation; quasi-public roads which are maintained by property owners. Elk Creek Road and Skimmerhorn Road provide access via BLM road leading to Highway #200 through Coloma and Lubrecht Experimental Forest.

COVENANTS: Lot owner gains timber rights once property is paid for; otherwise, no covenants.

HABITAT: Much of area is rugged, with steep slopes and dense forests. Some areas cleared of timber. Topography includes ridges and moderate slopes. Some creeks.

PROXIMITY TO PUBLIC LAND: adjacent: 9 common edges

POSSIBLE IMPACT ON PUBLIC LAND: Probable excessive use of surrounding public lands if lots are fully developed. Possible access conflicts due to patchwork BLM ownership combined with increased use of unimproved dirt roads. Definite visual impact.

PROPERTY IDENTIFICATION: Lot-by-Lot Filing - 2

NAME:

PLANNING UNIT: Blackfoot

COUNTY: Powell

LEGAL DESCRIPTION: T.13N., R.12W., P.M., M., Sec. 32, S $\frac{1}{2}$

AREA: 11 miles due north of Drummond

FILING DATE: not filed DEVELOPER/OWNER: Timberland Resources

TOTAL ACRES: 320 NUMBER OF LOTS: 14 (12 @ 20 Ac. + 2 @ 40 Ac.)

STAGE OF DEVELOPMENT: APPROVAL: none required

LOTS SOLD: 4 sold (all to out-of-state parties)  
10 on contract-for-deed (7 out-of-state)

LOTS DEVELOPED: none PRICE:

TYPE OF RESIDENCY: summer

ACCESS: none shown on map of subdivided property

COVENANTS: none

HABITAT:

PROXIMITY TO PUBLIC LAND: adjacent to three BLM sections

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact due to extensive BLM lands surrounding lots. Access could be a problem, but no roads are shown on property map. Fivemile Creek flows first through lots, then through BLM land.

PROPERTY IDENTIFICATION: Lot-by-Lot Filing - 3

NAME:

PLANNING UNIT: Blackfoot

COUNTY: Powell

LEGAL DESCRIPTION: T.12N., R.12W., P.M., M., Sec. 18, SE $\frac{1}{4}$

AREA: 8 miles north of Drummond

FILING DATE: not filed      DEVELOPER/OWNER: Reforestation, Inc., of  
Spokane, Washington

TOTAL ACRES: 160      NUMBER OF LOTS: 8 @ 20 Ac.

STAGE OF DEVELOPMENT:      APPROVAL: none required

LOTS SOLD: 8

LOTS DEVELOPED: none      PRICE:

TYPE OF RESIDENCY: summer

ACCESS: Via Lyon Gulch Road and Edwards Gulch Road to Interstate 90.  
Access also to Road #271 via Douglas Creek Road and  
Murray Creek Road.

COVENANTS: Timber rights gained once property is paid for.

HABITAT:

PROXIMITY TO PUBLIC LAND: within 0.25 mile to a 40-Ac. tract

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Otherwise, no apparent impact.

PROPERTY IDENTIFICATION: Lot-by-lot Filing - 4

NAME:

PLANNING UNIT: Blackfoot

COUNTY: Granite

LEGAL DESCRIPTION: T.12N., R.14W., P.M.,M.: Sec. 32, N $\frac{1}{2}$   
Sec. 33, S $\frac{1}{2}$

AREA: Felan Gulch (Bear Creek)

FILING DATE: not filed DEVELOPER/OWNER: Harding and Muller

TOTAL ACRES: 480 NUMBER OF LOTS: 21

STAGE OF DEVELOPMENT: APPROVAL: none required

LOTS SOLD: 1 sold plus 17 on contract-for-deed  
(15 out-of-state buyers)

LOTS DEVELOPED: none PRICE:

TYPE OF RESIDENCY: seasonal

ACCESS: Several existing roads lead from Bear Creek Road but all pass  
through BLM land first!

COVENANTS: none

HABITAT:

PROXIMITY TO PUBLIC LAND: adjacent: 1 common edge

POSSIBLE IMPACT ON PUBLIC LAND: Probable visual impact due to extensive BLM  
coverage in area. Possible access conflict (see "access" above).  
Possible excessive use of public land if lots are developed to  
capacity and if nearby M. Palin and other Harding and Muller  
lots are developed.

PROPERTY IDENTIFICATION: Lot-by-Lot Filing - 5

NAME:

PLANNING UNIT: Blackfoot

COUNTY: Granite

LEGAL DESCRIPTION: T.12N., R.15W., P.M.,M., Sec. 24, SE $\frac{1}{4}$

AREA: Klondike Gulch, on Tenmile Creek (off Bear Creek)

FILING DATE: not filed DEVELOPER/OWNER: Harding and Muller

TOTAL ACRES: 160 NUMBER OF LOTS: 9

STAGE OF DEVELOPMENT: APPROVAL: none required

LOTS SOLD: 1 sold plus 8 on contract-for-deed  
(all out-of-state buyers)

LOTS DEVELOPED: none PRICE:

TYPE OF RESIDENCY: seasonal

ACCESS: Tenmile Creek Road provides only access from County Rte.#61 on the north and Bear Creek Road on the east.

COVENANTS: none

HABITAT:

PROXIMITY TO PUBLIC LAND: adjacent - 2 common edges

POSSIBLE IMPACT ON PUBLIC LAND: When developed, visual impact will exist since public land almost surrounds the lots. Possible access conflict: Tenmile Creek Rd. runs alternately through BLM tracts and lots.

PROPERTY IDENTIFICATION: Lot-by-Lot Filing - 6

NAME:

PLANNING UNIT: Blackfoot

COUNTY: Granite

LEGAL DESCRIPTION: T.12N., R.14W., P.M.,M., Sec. 28, N $\frac{1}{2}$ N $\frac{1}{2}$

AREA: Sleepy Tom Gulch (Bear Creek)

FILING DATE: not filed      DEVELOPER/OWNER: Harding and Muller

TOTAL ACRES: 160      NUMBER OF LOTS: 7

STAGE OF DEVELOPMENT:      APPROVAL: none required

LOTS SOLD: 5 on contract-for-deed (all out-of-state buyers)

LOTS DEVELOPED: none      PRICE:

TYPE OF RESIDENCY: seasonal

ACCESS: Sleepy Tom Gulch Road leads to Bear Creek Road.

COVENANTS: none

HABITAT:

PROXIMITY TO PUBLIC LAND: adjacent - 2 common edges

POSSIBLE IMPACT ON PUBLIC LAND: Sleepy Tom Gulch Rd. provides only access to a BLM tract, but first passes through lots. Possible excessive use of BLM land if lots are fully developed. Visual impact.

PROPERTY IDENTIFICATION: Lot-by-Lot Filing - 7

NAME:

PLANNING UNIT: Blackfoot

COUNTY: Granite

LEGAL DESCRIPTION: T.12N., R.14W., P.M.,M., Sec. 22, SE $\frac{1}{4}$

AREA: Finn Gulch on Bear Creek

FILING DATE: not filed DEVELOPER/OWNER: Harding and Muller

TOTAL ACRES: 160 NUMBER OF LOTS: 6

STAGE OF DEVELOPMENT: APPROVAL: none required

LOTS SOLD: 6 on contract-for-deed (all out-of-state buyers)

LOTS DEVELOPED: none PRICE:

TYPE OF RESIDENCY: seasonal

ACCESS: Lots are directly off of Bear Creek Road; Finn Gulch Road provides access from Bear Creek Road.

COVENANTS: none

HABITAT:

PROXIMITY TO PUBLIC LAND: adjacent; 2 common edges

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact on subdivision. Possible excessive use of public lands due to potential density capacity of residential areas in vicinity.



TOWNSITES AND EARLY ADDITIONS TO TOWNSITES - - - Blackfoot Planning Unit

MISSOULA COUNTY

<u>Filing Date</u>	<u>Name</u>	<u>Location</u>	<u>Acreage</u>
Sept. 1902	Clinton Original	T12N R17W Sec.27, NE $\frac{1}{4}$	10
Feb. 1907	East Clinton Original	T12N R17W Sec.27, SE $\frac{1}{4}$	121
Nov. 1909	LaPoint Addition to Piltzville	T13N R18W Sec.27, NW $\frac{1}{4}$	8
Nov. 1937	Peterson Addition to Piltzville	T13N R18W Sec. 27, NW $\frac{1}{4}$	5
March 1907	Piltz's Addition to Piltzville	T13N R18W Sec.27, NW $\frac{1}{4}$	7
July 1907	South-East Clinton Original	T12N R17W Sec.22, SE $\frac{1}{4}$ Sec.23, SW $\frac{1}{4}$ Sec.26, SW $\frac{1}{4}$	52
Jan. 1911	The Thibodeau & Poitras Tract	T13N., R18W Sec.17, SE $\frac{1}{4}$ SW $\frac{1}{4}$	10
Jan. 1911	West Riverside	T13N., R18W Sec.16, S $\frac{1}{2}$ SW $\frac{1}{2}$	12

POWELL COUNTY

March 1934	Ovando Original	T15N R12W, Sec.28 & 33	160 lots
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GRANITE COUNTY

Sept. 1952	Cumming Add. to Drummond	T11N R12W, Sec. 31	41
July 1894	Drummond Original	T11N, R12W Sec. 31, NE $\frac{1}{4}$	390 lots
May 1910	Morse Add.to Drummond	T11N R12W Sec.31, E $\frac{1}{2}$	560 lots
June 1941	Tice Add. to Drummond	T11N R12W Sec.32, SW $\frac{1}{4}$ NW $\frac{1}{4}$	4
May 1948	Tice Add. No. 2 to Drummond	T11N R12W, Sec.32 NW $\frac{1}{4}$ , SW $\frac{1}{4}$	15



PHILIPSBURG PLANNING UNIT





R 17 W

R 15 W

R 14 W

R 13 W

GRANITE

# **SUBDIVISION INVENTORY** **Philipsburg Planning Unit**

## **LEGEND**

- ① SUBDIVISION
- ⌈ A ⌋ CERTIFICATE OF SURVEY
- ▽ LOT BY LOT FILING
- ▬ PLANNING UNIT BOUNDARY
- ▨ STUDY AREA
- ▩ BLM OWNERSHIP

Scale in miles  
 1 0 1 2 3 4 5 6 7

VIRGINIA COULL SEPTEMBER 1975

FOREST

MOUNTAINS

MOUNTAINS

FLINT

TION

T9N

T8N

T7N

T6N

T5N

PROPERTY IDENTIFICATION: Subdivision - 1-A

NAME: Braach Tracts No. 1

PLANNING UNIT: Philipsburg COUNTY: Granite

LEGAL DESCRIPTION: T.7N., R.17W., P.M.,M., Sec. 1, NW $\frac{1}{4}$  (H.E.S. No. 179)

AREA: Williams Gulch at Bear Creek

FILING DATE: 9-4-69 DEVELOPER/OWNER: C. and B. Braach

TOTAL ACRES: 29 NUMBER OF LOTS: 11

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 7 sold; 2 on contract-for-deed

LOTS DEVELOPED: 2 PRICE: 1 3-Ac. lot sold for \$3000

TYPE OF RESIDENCY: seasonal

ACCESS: County Road (Rock Creek Rd.) runs along northeast edge of subdivision and provides access via one interior road.

COVENANTS: none

HABITAT: Rock Creek forms southwest border of subdivision

PROXIMITY TO PUBLIC LAND: 2 miles

POSSIBLE IMPACT ON PUBLIC LAND: Rock Creek Rd. passes through BLM land, then subdivision 2 miles to the west. Otherwise, no apparent impact.





PROPERTY IDENTIFICATION: Subdivision - 1-A

NAME: Braach Tracts No. 1

PLANNING UNIT: Philipsburg COUNTY: Granite

LEGAL DESCRIPTION: T.7N., R.17W., P.M.,M., Sec. 1, NW $\frac{1}{4}$  (H.E.S. No. 179)

AREA: Williams Gulch at Bear Creek

FILING DATE: 9-4-69 DEVELOPER/OWNER: C. and B. Braach

TOTAL ACRES: 29 NUMBER OF LOTS: 11

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 7 sold; 2 on contract-for-deed

LOTS DEVELOPED: 2 PRICE: 1 3-Ac. lot sold for \$3000

TYPE OF RESIDENCY: seasonal

ACCESS: County Road (Rock Creek Rd.) runs along northeast edge of subdivision and provides access via one interior road.

COVENANTS: none

HABITAT: Rock Creek forms southwest border of subdivision

PROXIMITY TO PUBLIC LAND: 2 miles

POSSIBLE IMPACT ON PUBLIC LAND: Rock Creek Rd. passes through BLM land, then subdivision 2 miles to the west. Otherwise, no apparent impact.

PROPERTY IDENTIFICATION: Subdivision - 1-8

NAME: Braach Tracts No. 2

PLANNING UNIT: Philipsburg COUNTY: Granite

LEGAL DESCRIPTION: T.7N., R.17W., P.M.,M., Sec. 1, W $\frac{1}{2}$  (H.E.S. No. 179)

AREA: Williams Gulch at Bear Creek

FILING DATE: 12-11-71 DEVELOPER/OWNER: C. and B. Braach

TOTAL ACRES: 32 NUMBER OF LOTS: 30

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 2 sold; 2 on contract-for-deed

LOTS DEVELOPED: none PRICE:

TYPE OF RESIDENCY: seasonal

ACCESS: Rock Creek Road (County Road) runs near north border of subdivision; access to it is via existing road across Rock Creek. One interior road.

COVENANTS: none

HABITAT: Subdivision lies adjacent to Rock Creek

PROXIMITY TO PUBLIC LAND: 1.75 miles

POSSIBLE IMPACT ON PUBLIC LAND: Rock Creek flows through BLM land, then subdivision 1.75 miles to the west. Otherwise, no apparent impact.

PROPERTY IDENTIFICATION: Subdivision - 2

NAME: Denton's Tracts

PLANNING UNIT: Phillipsburg COUNTY: Granite

LEGAL DESCRIPTION: T.5N., R.14W., P.M.,M., Sec. 24, NE $\frac{1}{4}$ SE $\frac{1}{4}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$

AREA: Georgetown Lake

FILING DATE: 12-2-69 DEVELOPER/OWNER: R. and E. Denton

TOTAL ACRES: 44 NUMBER OF LOTS: 84

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 70 of 12/71

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: seasonal

ACCESS: 7 interior roads shown on plat

COVENANTS: none

HABITAT: Subdivision located on lakeshore

PROXIMITY TO PUBLIC LAND: 5 miles to small BLM tract

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 3 -A

NAME: Edwards Tracts

PLANNING UNIT: Phillipsburg COUNTY: Granite

LEGAL DESCRIPTION: T.5N., R.14W., P.M.,M., Sec. 24, SW $\frac{1}{4}$  (portion)

AREA: Georgetown Lake

FILING DATE: 3-16-71 DEVELOPER/OWNER: L. and A. Edwards, of Star Route,  
Anaconda, Georgetown Lake, Mt.  
TOTAL ACRES: 69 NUMBER OF LOTS: 115

STAGE OF DEVELOPMENT: APPROVAL: County; State  
LOTS SOLD: 87 as of 11/72

LOTS DEVELOPED: 32 PRICE:

TYPE OF RESIDENCY: seasonal

ACCESS: Existing road runs along north edge of subdivision,  
just south of Georgetown Lake. 10 interior roads platted.

COVENANTS: none

HABITAT: Subdivision located on lakeshore

PROXIMITY TO PUBLIC LAND: 4 miles to small BLM tract

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 3-B

NAME: Edwards Tracts: Block 13

PLANNING UNIT: Philipsburg COUNTY: Granite

LEGAL DESCRIPTION: T.5N. R.14W., P.M.,M., Sec. 24, SW $\frac{1}{4}$  (portion)

AREA: Georgetown Lake

FILING DATE: 6-5-72 DEVELOPER/OWNER: L. and A. Edwards, of Star Route,  
Anaconda, Georgetown Lake, Mt.

TOTAL ACRES: 6 NUMBER OF LOTS: 13

STAGE OF DEVELOPMENT: APPROVAL: State; County

LOTS SOLD: 12 (4 to out-of-state parties)

LOTS DEVELOPED: 1 PRICE:

TYPE OF RESIDENCY: seasonal

ACCESS: Access via existing roads

COVENANTS: none

HABITAT: Subdivision is located on lakeshore

PROXIMITY TO PUBLIC LAND: 4 miles to small BLM tract

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 4  
NAME: Georgetown Village  
PLANNING UNIT: Philipsburg COUNTY: Granite  
LEGAL DESCRIPTION: T.5N., R.14W., P.M.,M., Sec. 24, NE $\frac{1}{4}$ SW $\frac{1}{4}$  (Lots 2 & 5)

AREA: Georgetown Lake

FILING DATE: 11-18-74 DEVELOPER/OWNER: Granite Realty, Inc.

TOTAL ACRES: 14 NUMBER OF LOTS: 18

STAGE OF DEVELOPMENT: APPROVAL: State; County

LOTS SOLD: none

LOTS DEVELOPED: none PRICE:

TYPE OF RESIDENCY: seasonal

ACCESS: Two public road access points: one on north edge and one on southwest corner of subdivision. One 40-ft. platted road runs north-south through subdivision.

COVENANTS: Selected list of restrictive covenants:  
No non-residential use of lots or buildings; no further subdivision of lots; no livestock or other animals raised for commercial purposes; no signs or billboards; fence and wall height restrictions; clause permitting petition to narrow roadway; no dumping trash on property; only single-family detached building on lots.

HABITAT: Lakeshore topography. Georgetown Lake lies on north edge next to public road.

PROXIMITY TO PUBLIC LAND: 5 miles to small BLM tract

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 5

NAME: Idle Ranches

PLANNING UNIT: Phillipsburg COUNTY: Granite

LEGAL DESCRIPTION: T.8N., R.17W., P.M.,M., Sec. 6, W $\frac{1}{2}$ NW $\frac{1}{4}$  (Tracts B & C of H.E.S. No. 287)

AREA: Miller Gulch on Rock Creek

FILING DATE: 4-2-70 DEVELOPER/OWNER: H. Morgenstern et al.

TOTAL ACRES: 151 NUMBER OF LOTS: 66

STAGE OF DEVELOPMENT: APPROVAL: County; State

LOTS SOLD: 8 sold; 47 on contract-for-deed

LOTS DEVELOPED: 3 PRICE: 2 @ \$4000  
7 @ 2495  
1 @ 2250

TYPE OF RESIDENCY: seasonal

ACCESS: Existing Rock Creek Road runs north-south through subdivision; Two interior streets plus Rock Creek Road provide access.

COVENANTS: none

HABITAT: Lolo National Forest surrounds subdivision; Rock Creek runs north-south through subdivision.

PROXIMITY TO PUBLIC LAND: 8.5 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 6

NAME: Lakeview Subdivision

PLANNING UNIT: Phillipsburg COUNTY: Granite

LEGAL DESCRIPTION: T.5N., R.14W., P.M.,M., Sec. 26:  $W\frac{1}{2}W\frac{1}{2}SW\frac{1}{4}NE\frac{1}{4}$ ,  $E\frac{1}{2}E\frac{1}{2}SE\frac{1}{4}NW\frac{1}{4}$ ,  $W\frac{1}{2}W\frac{1}{2}NW\frac{1}{4}SE\frac{1}{4}$ ,  $W\frac{1}{2}E\frac{1}{2}SW\frac{1}{4}NE\frac{1}{4}$ ,  $W\frac{1}{2}E\frac{1}{2}NW\frac{1}{4}SE\frac{1}{4}$ ,  $E\frac{1}{2}W\frac{1}{2}NW\frac{1}{4}SE\frac{1}{4}$  and Government Lots 1, 5, 6, 7, 8.

AREA: Georgetown Lake

FILING DATE: 6-28-73 DEVELOPER/OWNER: R. and E. Johnson

TOTAL ACRES: 163 NUMBER OF LOTS: 90

STAGE OF DEVELOPMENT: APPROVAL: County; State

LOTS SOLD: 16 sold; 1 on contract-for-deed

LOTS DEVELOPED: 8 PRICE:

TYPE OF RESIDENCY: seasonal

ACCESS: Several interior roads, two of which lead to county road.

COVENANTS: none

HABITAT: Subdivision surrounded almost completed by Forest Service land.

PROXIMITY TO PUBLIC LAND: 4 miles to small tract

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact



PROPERTY IDENTIFICATION: Subdivision - 7  
NAME: Shaka'pee Heights Subdivision  
PLANNING UNIT: Phillipsburg COUNTY: Granite  
LEGAL DESCRIPTION: T.5N., R.14W., P.M.,M., Sec. 15, E $\frac{1}{2}$  (portion)

AREA: Georgetown Lake

FILING DATE: 8/15/74 DEVELOPER/OWNER: Westside Enterprises  
(O. Eccleston, partner)  
TOTAL ACRES: 124 NUMBER OF LOTS: 49  
STAGE OF DEVELOPMENT: APPROVAL: County approval 8/75  
LOTS SOLD: none  
LOTS DEVELOPED: none PRICE:

TYPE OF RESIDENCY: seasonal

ACCESS: Eccleston filed Letter of Intent to Construct Road shown as Shakopee Drive on subdivision plat. It is on his property and will provide access from lake road to lots. USFS Road No. 406 traverses property.

COVENANTS: Selected list of restrictive covenants:  
Only residential use of lots; only one residence on each parcel or maximum density of one residence per 1.5 acres; mobile homes permitted as temporary dwelling; exterior colors and finishes must be "earthen tones"; not more than two household pets per lot; no dumping on lots; hide refuse containers; no further subdivision of lots; limited tree cutting; mandatory undergrounding of wires; establishment of homeowners' association.

HABITAT: Average elevation: 6500 ft. Several lots are between 15% - 25% slope; some are over 25% slope.

PROXIMITY TO PUBLIC LAND: 2.5 miles to small BLM tract

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Certificate of Survey - A

NAME: No. 4 ("Willow Rock Ranchettes")

PLANNING UNIT: Philipsburg COUNTY: Granite

LEGAL DESCRIPTION: T.7N., R.15W., P.M.,M., Sec. 17, S $\frac{1}{2}$ , NE $\frac{1}{4}$ , E $\frac{1}{2}$ NW $\frac{1}{4}$

AREA: Upper Willow Creek

FILING DATE: 2-25-74 DEVELOPER/OWNER: Gormley, et al.

TOTAL ACRES: 552 NUMBER OF LOTS: 35 tracts

STAGE OF DEVELOPMENT: APPROVAL: County (State not required)

LOTS SOLD: none: present owner states this property will remain one ranch, not sold by lots

LOTS DEVELOPED: none PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: County Road provides access through middle of property. One 60-ft. road exists off County Road; 60-ft. easements are reserved for three future roads, according to plat.

COVENANTS: none

HABITAT: Fairly level topography. Property lies in narrow valley following Upper Willow Creek. Steep slopes on sides, while property is mostly meadowland.

PROXIMITY TO PUBLIC LAND: 0.5 mile

POSSIBLE IMPACT ON PUBLIC LAND: no impact if acreage is not developed as platted subdivision

PROPERTY IDENTIFICATION: Certificate of Survey - B

NAME: No. 7

PLANNING UNIT: Philipsburg COUNTY: Granite

LEGAL DESCRIPTION: T.5N., R.14W., P.M.,M., Sec. 24, S $\frac{1}{2}$  (Lot 2)

AREA: Georgetown Lake

FILING DATE: 6-28-74 DEVELOPER/OWNER: Granite Realty

TOTAL ACRES: 0.7 NUMBER OF LOTS: 2

STAGE OF DEVELOPMENT: APPROVAL: County. (State not required)

LOTS SOLD:

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: seasonal

ACCESS: Public road lies on south edge of parcels

COVENANTS: none

HABITAT: Creek traverses both parcels, east-west.

PROXIMITY TO PUBLIC LAND: 4 miles to small tract

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Certificate of Survey - C

NAME: No. 8

PLANNING UNIT: Philipsburg COUNTY: Granite

LEGAL DESCRIPTION: T.8N., R.13W., P.M.,M.: Sec. 15, SE $\frac{1}{4}$ SW $\frac{1}{4}$  (portion)  
Sec. 22, NE $\frac{1}{4}$ NW $\frac{1}{4}$  (portion)

AREA: 2 miles southeast of Maxville

FILING DATE: 8-29-74 DEVELOPER/OWNER: not recorded

TOTAL ACRES: 5 NUMBER OF LOTS: 2 tracts

STAGE OF DEVELOPMENT: APPROVAL: County (State not required)

LOTS SOLD:

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY:

ACCESS: None shown on plat. Assumption is that access to Highway #10  
is via existing road.

COVENANTS: none

HABITAT: Located on mining claim.

PROXIMITY TO PUBLIC LAND: 0.5 mile

POSSIBLE IMPACT ON PUBLIC LAND: Boulder Creek runs along subdivision before  
it flows through BLM land. Road from Highway  
#10 runs southeast through BLM land, then  
through subdivision (sole access).

PROPERTY IDENTIFICATION: Certificate of Survey - D  
NAME: No. 12  
PLANNING UNIT: Philipsburg COUNTY: Granite  
LEGAL DESCRIPTION: T.5N., R.14W., P.M.,M., Sec. 14, NW $\frac{1}{4}$  (portion)

AREA: Georgetown Lake

FILING DATE: 6-73 DEVELOPER/OWNER: O. Eccleston  
TOTAL ACRES: no information NUMBER OF LOTS: approx. 100  
STAGE OF DEVELOPMENT: APPROVAL: County (State not required)  
LOTS SOLD: 95  
LOTS DEVELOPED: 39 PRICE:

TYPE OF RESIDENCY: seasonal  
ACCESS: none recorded

COVENANTS: none

HABITAT: Lots are near lakeshore.

PROXIMITY TO PUBLIC LAND: 3 miles  
POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Lot-by-Lot Filing - 1

NAME: Echo Lake Herring Lots

PLANNING UNIT: Philipsburg COUNTY: Granite

LEGAL DESCRIPTION: T.6N., R.13W., P.M.,M., Sec. 32, E $\frac{1}{2}$ NW $\frac{1}{4}$  (portion)

AREA: Echo Lake (east shoreline)

FILING DATE: not filed DEVELOPER/OWNER: not recorded

TOTAL ACRES: 3 NUMBER OF LOTS: 7

STAGE OF DEVELOPMENT: APPROVAL: none required

LOTS SOLD:

LOTS DEVELOPED: 3 PRICE:

TYPE OF RESIDENCY: seasonal

ACCESS: Loop road on USFS land and private land provides access to Highway #10.

COVENANTS: none

HABITAT: Lakeshore property

PROXIMITY TO PUBLIC LAND: 3.5 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Lot-by-Lot Filing - 2

NAME: "Fred Burr Creek Properties" (as referred to by  
Reforestation, Inc.)

PLANNING UNIT: Philipsburg COUNTY: Granite

LEGAL DESCRIPTION: T.6N., R.13W., P.M., M., Sec. 7

AREA: Rumsey Creek/Fred Burr Creek

FILING DATE: not filed DEVELOPER/OWNER: Reforestation, Inc. of Spokane, Wash. .  
(sales began in 1968)

TOTAL ACRES: 640 NUMBER OF LOTS: 42 (22 @ 10 Ac. and 20 @ 20 Ac.)

STAGE OF DEVELOPMENT: APPROVAL: none required

LOTS SOLD: 21 sold (17 to out-of-state parties)  
20 on contract-for-deed (16 out-of-state)

LOTS DEVELOPED: 3 PRICE:

TYPE OF RESIDENCY: summer

ACCESS: Fairly steep one-lane gravel road leads from Highway #10,  
and passes through BLM property first, then subdivided  
section. Summer Road runs on edge of BLM land - this  
road is blocked to public traffic by "No Trespassing" sign.

COVENANTS: None

HABITAT: Fairly rugged topography. Rocky, scattered timber.

PROXIMITY TO PUBLIC LAND: adjacent: one common edge

POSSIBLE IMPACT ON PUBLIC LAND: Gravel road from Highway #10 passes through  
BLM land then through lots (see "access"  
above). Fred Burr Creek flows through lots,  
then through BLM land.

PROPERTY IDENTIFICATION: Lot-by-Lot Filing - 3

NAME:

PLANNING UNIT: Philipsburg COUNTY: Granite

LEGAL DESCRIPTION: T.6N., R.14W., P.M.,M., Sec. 35, E $\frac{1}{2}$ NE $\frac{1}{4}$ , E $\frac{1}{2}$ SE $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$

AREA: Flint Creek Hill northwest of Georgetown Lake

FILING DATE: not filed DEVELOPER/OWNER: Reforestation, Inc.  
(sales began 1971/72)

TOTAL ACRES: 200 NUMBER OF LOTS: 11 tracts (8 @ 10 Ac. and 3 @ 40 Ac.)

STAGE OF DEVELOPMENT: APPROVAL: none required

LOTS SOLD: 11

LOTS DEVELOPED: none PRICE:

TYPE OF RESIDENCY: summer

ACCESS: Access via summer forest access roads.

COVENANTS: none

HABITAT: Part of property is in feed lots; most acreage is open meadowland. Timbered area; some streams.

PROXIMITY TO PUBLIC LAND: 3 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact



LEASED LAND: Lots Leased by United States Forest Service and Anaconda Company

Philipsburg Planning Unit: Granite County

The United States Forest Service leases land at 5 percent of the land value in sizes ranging from 0.25 to 3.0 acres. Use is classified as "summer homes; residential-recreational." Lots within Granite County are located primarily in five areas: (1) Georgetown Lake; (2) Echo Lake; (3) Moose Lake; (4) Kaiser Lake; and (5) Princeton. The total amount of leased land in Granite County is 65.6 acres.

More detailed information follows:

- (1) Georgetown Lake - T.5N., R.14W., P.M.,M., Sec.14, SW $\frac{1}{4}$ , NE $\frac{1}{4}$ NE $\frac{1}{4}$   
Sec. 24 (Tracts A,B,C)

Acres: 22.94  
Lots: 33 grouped into 6 tracts  
Developed: 33

- (2) Echo Lake - T.6N., R.13W., P.M.,M., Sec. 31 and 32

Acres: 16.99 (scattered around lake)  
Lots: 21  
No. Developed: 21

- (3) Moose Lake - T.4N., R.16W., Sec. 36

Acres: 12.15  
Lots: 12  
No. Developed: 12

- (4) Kaiser Lake - T.4N., R.15W., P.M.,M., Sec. 18, NW $\frac{1}{4}$

Acres: 1.21  
Lots: 2  
No. Developed: 2

- (5) Princeton - T.8N., R.13W., SE $\frac{1}{4}$ , Sec. 25

Acres: 11.09  
Lots: 10  
No. Developed: 10

USFS "special use permits" are more restrictive than privately initiated covenants since they regulate the color of exteriors, styles, finishes, etc. of structures, as well as the usual restrictions against dumping rubbish on property, etc.

The Anaconda Company leases approximately 26 lots within Granite County for residential-recreational purposes. Two major areas are involved: (1) Jericho Bay Residential Tract, and (2) Piney Point, both located near Georgetown Lake.

(1) Jericho Bay Residential Tract - T.5N., R.14W., P.M.,M., Sec. 23

Lots:	10
No. Developed:	9

(2) Piney Point - T.5N., R.14W., Sec. 13

Lots:	16
No. Developed:	16

TOWNSITES AND EARLY ADDITIONS THERETO - - - Philipsburg Planning Unit

GRANITE COUNTY

<u>Filing Date</u>	<u>Name</u>	<u>Location</u>	<u>Size</u>
July 1894	Church Hill Add. to Philipsburg	T7N R14W Sec.25, NW $\frac{1}{4}$ NE $\frac{1}{4}$	281 lots
June 1911	City of Philipsburg	T7N R14W Sec.25	500+ lots
Oct. 1920	Doe Add.to Philipsburg	T7N R14W Sec.25	5 Ac.
May 1895	Doe & Morse Add. to Philipsburg	T7N R14W Sec.25, SE $\frac{1}{4}$	10 Ac.
Sept. 1914	Hall Townsite	T10N R13W Sec.26	119 lots
June 1911	Maxville Original	T8N R13W Sec. 4 & 9	286 lots
July 1894	Pardee & McDonald's Add.to Philipsburg	T7N R14W Sec.25, NW $\frac{1}{4}$ NW $\frac{1}{4}$ , s $\frac{1}{2}$ NW $\frac{1}{4}$ (portion)	515 lots
July 1894	Parker's Add. to Philipsburg	T7N R14W Sec.25, E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$	95 lots
April 1946	Parker's Add. No.2 to Philipsburg	T7N R14W Sec.25, SW $\frac{1}{4}$ SE $\frac{1}{4}$	18 lots
May 1894	Rosalind Add. to Philipsburg	T7 R14W Sec.25, E $\frac{1}{2}$	14 Ac.
Aug. 1894	Schnepel's Add. to Philipsburg	T7N R14W Sec. 25	51 lots
Aug. 1894	Weinstein's Add. to Philipsburg	T7N R14W Sec. 25, NW $\frac{1}{4}$ SE $\frac{1}{4}$	40 lots
July 1894	Wilson's Add. to Philipsburg	T7N R14W Sec. 25, NE $\frac{1}{4}$ NW $\frac{1}{4}$	216 lots



HOODOO PLANNING UNIT





**SUBDIVISION INVENTORY**  
**Hoodoo Planning Unit**

**LEGEND**

- ① SUBDIVISION
- A CERTIFICATE OF SURVEY
- ▽ LOT BY LOT FILING
- ▬ PLANNING UNIT BOUNDARY
- ▬ STUDY AREA
- ▨ BLM OWNERSHIP

Scale in miles  
 1 0 1 2 3 4 5 6 7

VIRGINIA COULL SEPTEMBER 1975

① SUBDIVISION  
A CERTIFICATE OF SURVEY  
▽ LOT BY LOT FILING

# CERTIFICATE OF SURVEY

## PLANNING UNIT BOUNDARY

BLM OWNERSHIP

Scale in miles



PROPERTY IDENTIFICATION: Subdlvision - 1

NAME: Anderson Tracts (Mrs. Page)

PLANNING UNIT: Hoodoo COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.14N., R.9W., P.M.,M., Sec. 28, E $\frac{1}{2}$ NE $\frac{1}{4}$  (lots scattered throughout area)

AREA: 2.5 miles west of Lincoln

FILING DATE: 11-29-55 DEVELOPER/OWNER: P. Anderson

TOTAL ACRES: see legal NUMBER OF LOTS: 15  
description

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 15

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: cabin sites

ACCESS: County road (Willow Creek Road) lies on west edge of subdivision. Access to county road is via existing 30-ft. road plus platted 30-ft. road right-of-way.

COVENANTS: none

HABITAT: Blackfoot River flows through north lots.

PROXIMITY TO PUBLIC LAND: 1.75 miles

POSSIBLE IMPACT ON PUBLIC LAND: Blackfoot River flows through lots before flowing through BLM section 1.75 miles to the west.



PROPERTY IDENTIFICATION: Subdivision - 1

NAME: Anderson Tracts (Mrs. Page)

PLANNING UNIT: Hoodoo COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.14N., R.9W., P.M.,M., Sec. 28, E $\frac{1}{2}$ NE $\frac{1}{4}$  (lots scattered throughout area)

AREA: 2.5 miles west of Lincoln

FILING DATE: 11-29-55 DEVELOPER/OWNER: P. Anderson

TOTAL ACRES: see legal NUMBER OF LOTS: 15  
description

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 15

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: cabin sites

ACCESS: County road (Willow Creek Road) lies on west edge of subdivision. Access to county road is via existing 30-ft. road plus platted 30-ft. road right-of-way.

COVENANTS: none

HABITAT: Blackfoot River flows through north lots.

PROXIMITY TO PUBLIC LAND: 1.75 miles

POSSIBLE IMPACT ON PUBLIC LAND: Blackfoot River flows through lots before flowing through BLM section 1.75 miles to the west.

PROPERTY IDENTIFICATION: Subdivision - 2-A

NAME: Alpine Meadows

PLANNING UNIT: Hoodoo COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.14N., R.9W., P.M., M., Sec. 21, E $\frac{1}{2}$ SW $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$  (portion)

AREA: 2.5 miles west of Lincoln on Highway #200

FILING DATE: 2-24-67 DEVELOPER/OWNER: G. Anderson and N. Jackson

TOTAL ACRES: 16 NUMBER OF LOTS: 33

STAGE OF DEVELOPMENT: APPROVAL: County; State

LOTS SOLD: 3

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Access to Highway #200 is via existing County road (4th Street).  
Four additional interior roads.

COVENANTS: Selected list of restrictive covenants:  
Only construction of new residential and related ranch  
or recreation buildings is permitted; no hogs or sheep  
permitted and no commercial raising of animals; all  
rights are reserved.

HABITAT: Meadowland; Beaver Creek flows through subdivision.

PROXIMITY TO PUBLIC LAND: 1.5 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 2-B

NAME: Alpine Meadows Addition

PLANNING UNIT: Hoodoo COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.14N., R.9W., P.M.,M., Sec. 21, NE $\frac{1}{4}$ SW $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$ (portions)

AREA: 2.5 miles west of Lincoln on Highway #200

FILING DATE: 4-10-69 DEVELOPER/OWNER: G. Anderson and N. Jackson

TOTAL ACRES: 5 NUMBER OF LOTS: 11 (lying directly north and along edge of original Alpine Meadows)

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: none

LOTS DEVELOPED: none PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Direct access to Highway #200. Existing County road (4th Street) and additional interior roads provide access to highway.

COVENANTS: Covenants run with the land:  
Only residential use of property is permitted; no commercial or noxious activity permitted; no dumping of rubbish or trash on property.

HABITAT: Meadowland; Beaver Creek flows through subdivision.

PROXIMITY TO PUBLIC LAND: 1.5 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 3  
NAME: Barham Tracts  
PLANNING UNIT: Hoodoo COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.14N., R.9W., P.M., M., Sec. 30, NE $\frac{1}{4}$ NE $\frac{1}{4}$  (portion)

AREA: near Lone Point

FILING DATE: unknown DEVELOPER/OWNER: W. Barham

TOTAL ACRES: 6 NUMBER OF LOTS: 6

STAGE OF DEVELOPMENT: APPROVAL: unknown

LOTS SOLD: 6

LOTS DEVELOPED: 3 PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Frontage on Highway #200

COVENANTS: none

HABITAT: Creek flows through lots

PROXIMITY TO PUBLIC LAND: adjacent to BLM section

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Creek flows successively through subdivision and BLM land. Possible misuse or excessive use of adjacent public land.

PROPERTY IDENTIFICATION: Subdivision - 4

NAME: Blackfoot Subdivision

PLANNING UNIT: Hoodoo COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.14N., R.9W., P.M., M., Sec. 23, E $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$

AREA: Lincoln

FILING DATE: 7-30-48 DEVELOPER/OWNER: O. and K. Peterson

TOTAL ACRES: 38 NUMBER OF LOTS: 49

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 29

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: North edge of subdivision is Highway #200. Several interior roads provide access to highway.

COVENANTS: none

HABITAT: Keep Cool Creek flows through northern portion of subdivision.

PROXIMITY TO PUBLIC LAND: 4 miles

POSSIBLE IMPACT ON PUBLIC LAND: Keep Cool Creek (a tributary of Blackfoot River) flows through subdivision, then into Blackfoot River which flows through BLM section 4 miles to the west.

PROPERTY IDENTIFICATION: Subdivision - 5A and 5B

NAME: George Anderson Subdivision and Addition

PLANNING UNIT: Hoodoo COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.14N., R.9W., P.M.,M., Sec. 21,  $8W\frac{1}{4}$ (portion) (Subdivision)  
Sec. 21,  $NW\frac{1}{4}$ (portion) (Addition)

AREA: 2 miles west of Lincoln

FILING DATE: 10-27-71 DEVELOPER/OWNER: G. Anderson  
10-20-72(Addition)

TOTAL ACRES: 39 plus 13 NUMBER OF LOTS: 4 (Subdivision); 5 (Addition)  
13 in 4-18-73 amendment

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD:

LOTS DEVELOPED: 9 total PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Access to Highway #200 via 30-ft. road right-of-way, as platted.

COVENANTS: none

HABITAT: Drainage ditch runs north-south through northernmost lots.  
Beaver Creek forms west edge of subdivision. Blackfoot River  
flows through (or adjacent to) southeastern corner.

PROXIMITY TO PUBLIC LAND: 1.5 miles

POSSIBLE IMPACT ON PUBLIC LAND: Blackfoot River flows first through subdivision,  
then into BLM land two miles to the west.



PROPERTY IDENTIFICATION: Subdivision - 6

NAME: Grantier, Ed Lots

PLANNING UNIT: Hoodoo COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.14N., R.9W., P.M.,M., Sec. 36, E $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$

AREA: 2 miles southeast of Lincoln, on Poorman Creek

FILING DATE: surveyed: DEVELOPER/OWNER: E. Grantier  
12-13-58

TOTAL ACRES: 25 NUMBER OF LOTS: 5

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD:

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: None shown on plat. Access must be directly from Poorman Creek Rd.

COVENANTS: none

HABITAT: Poorman Creek flows through subdivision.

PROXIMITY TO PUBLIC LAND: 5 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 7  
NAME: Hooper Tracts (not much recorded information)  
PLANNING UNIT: Hoodoo COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.14N., R.9W., P.M.,M., Sec. 23

AREA: Lincoln

FILING DATE: DEVELOPER/OWNER:

TOTAL ACRES: NUMBER OF LOTS: 9

STAGE OF DEVELOPMENT: APPROVAL:

LOTS SOLD: 8

LOTS DEVELOPED:

PRICE:

TYPE OF RESIDENCY:

ACCESS: Access to Highway #200

COVENANTS:

HABITAT: Meadowland.

PROXIMITY TO PUBLIC LAND: approx. 3.5 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 8  
NAME: Lambkin Addition to Lincoln Villa Sites  
PLANNING UNIT: Hoodoo COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.14N., R.9W., P.M.,M., Sec. 24, N $\frac{1}{2}$ NE $\frac{1}{4}$

AREA: Lincoln

FILING DATE: DEVELOPER/OWNER: L. and M. Lambkin  
TOTAL ACRES: 75 (56 Ac. NUMBER OF LOTS: 199 residential lots  
in lots)  
STAGE OF DEVELOPMENT: APPROVAL: County  
LOTS SOLD: 100

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Liverpool Sucker County Road forms east edge of subdivision.  
Several interior 40-ft. roads provide access to Highway #200.

COVENANTS: none

HABITAT: Keep Cool Creek flows through subdivision.

PROXIMITY TO PUBLIC LAND: 4 miles

POSSIBLE IMPACT ON PUBLIC LAND: Keep Cool Creek, a tributary of Blackfoot River,  
flows first through lots, then through BLM land  
4 miles to the west.

PROPERTY IDENTIFICATION: Subdivision - 9  
NAME: Lincoln Villa Sites and Tract 155  
PLANNING UNIT: Hoodoo COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.14N., R.9W., P.M.,M., Sec. 24, S $\frac{1}{2}$ NW $\frac{1}{4}$ , N $\frac{1}{2}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$ ,  
N $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ , S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$  (portion)  
AREA: Lincoln  
FILING DATE: 8-5-31 DEVELOPER/OWNER: Blackfoot Land Development Co., a  
Montana corporation  
TOTAL ACRES: approx.200 NUMBER OF LOTS: 155  
STAGE OF DEVELOPMENT: APPROVAL: County  
LOTS SOLD: 139  
LOTS DEVELOPED: PRICE:  
TYPE OF RESIDENCY: yearlong  
ACCESS: Numerous interior platted roads provide access to Highway #200.  
COVENANTS: none  
HABITAT:  
PROXIMITY TO PUBLIC LAND: 4 miles  
POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 10  
NAME: Montgomery Tracts (George)  
PLANNING UNIT: Hoodoo COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.14N., R.9W., P.M.,M., Sec. 24, S $\frac{1}{2}$  (portion)

AREA: Lincoln

FILING DATE: surveyed: DEVELOPER/OWNER: G. Montgomery  
5-6-74

TOTAL ACRES: 75 approx. NUMBER OF LOTS: 7 tracts

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: none

LOTS DEVELOPED: none PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: One 60-ft. platted road easement

COVENANTS: none

HABITAT: Blackfoot River runs through tracts.

PROXIMITY TO PUBLIC LAND: 4.5 miles

POSSIBLE IMPACT ON PUBLIC LAND: Blackfoot River flows first through tracts  
then through BLM section 4.5 miles to the west.

PROPERTY IDENTIFICATION: Subdivision - 11  
NAME: Mulcare Tracts (of Lambkin-Mulcare Tracts)  
PLANNING UNIT: Hoodoo COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.14N., R.9W., P.M., M., Sec. 24, N $\frac{1}{2}$ NW $\frac{1}{4}$

AREA: Lincoln

FILING DATE: DEVELOPER/OWNER:  
TOTAL ACRES: approx. 13 NUMBER OF LOTS: 21 @ 0.6 Ac.  
STAGE OF DEVELOPMENT: APPROVAL: County  
LOTS SOLD: 17

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Not shown on plat. Access most likely is directly from Highway #200.

COVENANTS: none

HABITAT: Keep Cool Creek flows through subdivision.

PROXIMITY TO PUBLIC LAND: 4 miles

POSSIBLE IMPACT ON PUBLIC LAND: Keep Cool Creek, a tributary of Blackfoot River, flows first through lots then through BLM section 4 miles to the west.

PROPERTY IDENTIFICATION: Subdvision - 12

NAME: Palmer Subdivision

PLANNING UNIT: Hoodoo COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.14N., R.9W., P.M.,M., Sec. 28, E $\frac{1}{2}$ NE $\frac{1}{4}$  (portion)

AREA: 2 miles southwest of Lincoln

FILING DATE: 12-27-56 DEVELOPER/OWNER: P. and R. Ancerson

TOTAL ACRES: 39 NUMBER OF LOTS: 38

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 25 sold; 1 on contract-for-deed

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: County Road (Willow Creek Road) runs through southern lots and four 30-ft. roads are platted.

COVENANTS: none

HABITAT: Willow Creek flows through southeast corner of subdivision.

PROXIMITY TO PUBLIC LAND: 2 miles

POSSIBLE IMPACT ON PUBLIC LAND: Willow Creek, a tributary of Blackfoot River, flows through lots first, then into Blackfoot River, then into BLM section 2 miles to the west.

PROPERTY IDENTIFICATION: Subdivision - 13  
NAME: Speiling Gulch Tracts ("a Minor Subdivision")  
PLANNING UNIT: Hoodoo COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.14N., R.9W., P.M.,M., Sec. 20, NE $\frac{1}{4}$ NE $\frac{1}{4}$

AREA: 3 miles west of Lincoln

FILING DATE: 8-9-74 DEVELOPER/OWNER: G. Anderson  
TOTAL ACRES: 40 NUMBER OF LOTS: 5  
STAGE OF DEVELOPMENT: APPROVAL: County; State  
LOTS SOLD: 1

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Two 60-ft. road easements platted. Access provided to Highway #200.

COVENANTS: none

HABITAT: Meadowland. Creek flows along east edge of lots.

PROXIMITY TO PUBLIC LAND: 1.25 miles

POSSIBLE IMPACT ON PUBLIC LAND: Creek flows first along edge of lots, then into Blackfoot River, and BLM section 1.25 miles to the southwest.



PROPERTY IDENTIFICATION: Subdivision - 14  
NAME: Willow Creek Tracts  
PLANNING UNIT: Hoodoo COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.13N., R.9W., P.M.,M., Sec. 10, E $\frac{1}{2}$ NW $\frac{1}{4}$   
AREA: 4 miles south of Lincoln, on Willow Creek  
FILING DATE: 7-30-65 DEVELOPER/OWNER: D. and G. Anderson  
TOTAL ACRES: 68 NUMBER OF LOTS: 29  
STAGE OF DEVELOPMENT: APPROVAL: County  
LOTS SOLD: 15 sold; 10 on contract-for-deed  
LOTS DEVELOPED: PRICE:  
TYPE OF RESIDENCY: summer  
ACCESS: A 60-ft. County road (Willow Creek Road) runs north-south through subdivision providing access to all lots.  
COVENANTS: none  
HABITAT: Willow Creek flows north-south along County road.  
PROXIMITY TO PUBLIC LAND: 3.5 miles  
POSSIBLE IMPACT ON PUBLIC LAND: Willow Creek, a tributary of Blackfoot River, flows through subdivision, then into Blackfoot River, and into BLM section 3.5 miles to the northwest.

PROPERTY IDENTIFICATION: Subdivision - 15-A  
NAME: Zimbelman Subdivision  
PLANNING UNIT: Hoodoo COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.14N., R.9W., P.M.,M., Sec. 22, SE $\frac{1}{4}$ NE $\frac{1}{4}$  (portion)

AREA: Lincoln

FILING DATE: 7-9-57 DEVELOPER/OWNER: G. Zimbelman  
(amended 12-31-64)

TOTAL ACRES: 15 NUMBER OF LOTS: 14

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 11 sold; 1 contract-for-deed

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Access to Highway #200 via one 60-ft. road.

COVENANTS: none

HABITAT: Keep Cool Creek and Liverpool Creek flow through lots.

PROXIMITY TO PUBLIC LAND: 3 miles

POSSIBLE IMPACT ON PUBLIC LAND: Keep Cool Creek and Liverpool Creek, both tributaries of Blackfoot River, flow first through lots, then into Blackfoot River, and through BLM section 3 miles to the west.

PROPERTY IDENTIFICATION: Subdivision - 15-B  
NAME: Zimbelman Subdivision No. 2  
PLANNING UNIT: Hoodoo COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.14N., R.9W., P.M., M., Sec. 22, SE $\frac{1}{2}$ NE $\frac{1}{2}$ , SW $\frac{1}{2}$ NE $\frac{1}{2}$

AREA: Lincoln

FILING DATE: 4-7-58 DEVELOPER/OWNER: G. Zimbelman

TOTAL ACRES: 16 NUMBER OF LOTS: 14

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 12

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Access to Highway #200 is via one 60-ft. platted road.

COVENANTS: none

HABITAT: Blackfoot River (branch) flows through, or adjacent to, southwest corner of subdivision.

PROXIMITY TO PUBLIC LAND: 2.5 miles

POSSIBLE IMPACT ON PUBLIC LAND: Blackfoot River branch flows first through lots, then BLM tract 2.5 miles to the west.

PROPERTY IDENTIFICATION: Subdlvision - 15-C

NAME: Zimbelman Subdlvision No. 3

PLANNING UNIT: Hoodoo COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.14N., R.9W., P.M.,M., Sec. 22, NE $\frac{1}{4}$ NW $\frac{1}{4}$  (portion)

AREA: Lincoln

FILING DATE: 8-16-60 DEVELOPER/OWNER: G. and O. Zimbelman

TOTAL ACRES: 24 NUMBER OF LOTS: 22

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 20 sold; 1 on contract-for-deed

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Access to Highway #200 is via three 60-ft. platted roads.

COVENANTS: none

HABITAT: Beaver Creek loops through subdivison (according to plat).

PROXIMITY TO PUBLIC LAND: 2.5 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact.

PROPERTY IDENTIFICATION: Certificate of Survey - A

NAME: No. 8

PLANNING UNIT: Hoodoo COUNTY: Powell

LEGAL DESCRIPTION: T.9N., R.10W., P.M., M., Sec. 23, S $\frac{1}{2}$  (portion)

AREA: Garrison

FILING DATE: 5-10-74 DEVELOPER/OWNER: Ranch West, Inc., Deer Lodge, Mt.

TOTAL ACRES: 115 NUMBER OF LOTS: 5 tracts

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD:

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: One 60-ft easement shown on plat.

COVENANTS: none

PURPOSE OF SURVEY: To create five parcels as platted

HABITAT: Rock Creek forms northeast border of lots.

PROXIMITY TO PUBLIC LAND: adjacent

POSSIBLE IMPACT ON PUBLIC LAND: Rock Creek flows through BLM land, then through lots. Visual impact.

PROPERTY IDENTIFICATION: Certificate of Survey - B

NAME: No. 9

PLANNING UNIT: Hoodoo COUNTY: Powell

LEGAL DESCRIPTION: T.9N., R10W., P.M.,M., Sec. 23, W<sup>1</sup>/<sub>2</sub>SW<sup>1</sup>/<sub>4</sub>

AREA: Garrison

FILING DATE: 5-30-74 DEVELOPER/OWNER: Ranch West, Inc., Deer Lodge, Mt.

TOTAL ACRES: 77 NUMBER OF LOTS: 5 tracts

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 2 sold; 3 on contract-for-deed

LOTS DEVELOPED: 1 PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: One 60-ft. easement shown on plat. One existing County Road runs along north edge of lots.

COVENANTS: none

HABITAT: Flat meadowland with creek traversing lots; grassland.

PROXIMITY TO PUBLIC LAND: adjacent

POSSIBLE IMPACT ON PUBLIC LAND: Rock Creek flows through BLM land, then through lots. Visual impact.

PROPERTY IDENTIFICATION: Certificate of Survey - C

NAME: No. 244768

PLANNING UNIT: Hoodoo COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.14N., R.9W., P.M., M., Sec. 24, SE  $\frac{1}{4}$  SW  $\frac{1}{4}$ , SW  $\frac{1}{4}$  SE  $\frac{1}{4}$  (portions)

AREA: Lincoln

FILING DATE: 5-10-74 DEVELOPER/OWNER: not recorded

TOTAL ACRES: 77 NUMBER OF LOTS: 7

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD:

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: One 60-ft platted road.

COVENANTS: none

PURPOSE OF SURVEY: To create 7 tracts

HABITAT: Blackfoot River flows through tracts.

PROXIMITY TO PUBLIC LAND: 4.5 miles

POSSIBLE IMPACT ON PUBLIC LAND: Blackfoot River flows first through tracts,  
then through BLM section 4.5 miles to the west.

PROPERTY IDENTIFICATION:

Lot-by-Lot Filing - 1

NAME:

PLANNING UNIT:

Hoodoo

COUNTY:

Powell

LEGAL DESCRIPTION:

T.11N., R.11W., P.M., M.: Sec. 1; Sec. 3; Sec. 5; Sec. 9; Sec. 10, S $\frac{1}{2}$ ; Sec. 11; Sec. 12

T.12N., R.11W., P.M., M.: Sec. 27; Sec. 28; Sec. 29, E $\frac{1}{2}$ ; Chimney Lakes; Chimney Sec. 32; Sec. 33, Sec. 34.

Peak: 8-12 miles northeast of Drummond.

FILING DATE: not filed  
sales began in 1970

DEVELOPER/OWNER: Reforestation, Inc. (Spokane, Wash.) and  
Western High Lands, Inc. (Lewiston, Id.)

TOTAL ACRES: 7000-7700

NUMBER OF LOTS: difficult to determine total number;  
lots are 10-, 20- and 40-Ac.

STAGE OF DEVELOPMENT:

APPROVAL: none required

LOTS SOLO: less than 5 ; 6030 acres

(139 lots) are currently owned or under contract-  
for-deed. 112 buyers (101 buyers are out of state)

LOTS DEVELOPED: 6 summer cabins; PRICE:  
1 yearlong cabin

1970-71 Prices-

T11N R11W Sec.3:

\$71/Ac.-\$133/Ac

T12N R11W Sec.27:

\$73/Ac.-\$92/Ac.

T12N R11W Sec.34:

\$80/Ac.-\$92/Ac.

1974-75 Prices-

(based on 2 lots

T11N R11W Sec. 11

\$317/Ac.

TYPE OF RESIDENCY: summer; recreational

ACCESS:

Summer forest and protection roads extend  
15 miles from Interstate #90. Western  
High Lands, Inc., reserves easements for  
road access and utilities.

COVENANTS:

Timber on property to be used only for fences and buildings to  
be built on property during length of contract. Timber rights  
transferred to owner when lot is paid for.

HABITAT:

Some meadow areas with springs and creeks. Draws and broad  
ridges: timber mountains and game country (deer, elk, bear).  
Pine and fir are predominant trees. Average elevation: 6400

PROXIMITY TO PUBLIC LAND:

Adjacent to several BLM sections. Whole subdivided  
area is in vicinity of extensive BLM coverage.

POSSIBLE IMPACT ON PUBLIC LAND:

Definite impact of use of public lands in area  
if lot owners develop their property as residential/recreational.  
Present development potential is 139 lots each of an average  
size of 43 acres. Use capacity of USFS summer access roads is  
not designed to carry extensive residential activity. Access to  
public lands could be hampered, since several existing roads first  
pass through lots before providing access to BLM property.  
Definite visual impact.



PROPERTY IDENTIFICATION: Lot-by-Lot Filing - 2

NAME:

PLANNING UNIT: Hoodoo

COUNTY: Powell

LEGAL DESCRIPTION: T.14N., R.10W., P.M.,M., Sec. 20, N $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ , N $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ ,  
S $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$ ,  
Tracts 4 and 6,  
S $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ , N $\frac{1}{2}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$

AREA: Arrastra Creek, 7 miles  
northeast of Helmville

FILING DATE: unknown

DEVELOPER/OWNER: various

TOTAL ACRES: 140+

NUMBER OF LOTS: 8

STAGE OF DEVELOPMENT:

APPROVAL: none

LOTS SOLD: 8

LOTS DEVELOPED: 2

PRICE:

TYPE OF RESIDENCY:

ACCESS: Access via one gravel road which follows Arrastra Creek to Highway #200.

COVENANTS: none

HABITAT: Arrastra Creek flows through lots.

PROXIMITY TO PUBLIC LAND: adjacent: 5 common edges (almost surrounded by BLM)

POSSIBLE IMPACT ON PUBLIC LAND: Arrastra Creek passes through lots, then BLM land, then lots again. Visual impact due to extensive BLM coverage in vicinity. Possible excessive use of public lands.

UNSUBDIVIDED ACREAGE OWNED BY LAND DEVELOPMENT COMPANIES - - - Hoodoo P. Unit

POWELL COUNTY

Ranch West, Inc., of Deer Lodge, Montana, owns the following acreage:

T9N R9W, P.M.,M., Sec. 8,  $W\frac{1}{2}$  less 40 acres

T9N R10W, P.M.,M., Sec. 24,  $NE\frac{1}{4}$ ,  $E\frac{1}{2}NW\frac{1}{4}$  less tract

T9N R9W., P.M.,M., Sec. 28,  $NE\frac{1}{4}SE\frac{1}{4}$ , Pt.  $W\frac{1}{2}$  N & E Rv.

T9N R9W., P.M.,M., Sec. 29, Pt.  $N\frac{1}{2}SE\frac{1}{4}$  N & E H/W

T9N R9W., P.M.,M., Sec. 33, Pt.  $E\frac{1}{2}$ ,  $NE\frac{1}{4}NW\frac{1}{4}$  BTW H/W & Rv.

TOWNSITES AND EARLY ADDITIONS THERETO - - - Hoodoo Planning Unit

POWELL COUNTY

<u>Filing Date</u>	<u>Name</u>	<u>Location</u>	<u>Size</u>
not platted	Avon Original	T10N R8W Sec. 27, NW $\frac{1}{4}$ Sec. 28, NE $\frac{1}{4}$	- -
May 1889	Garrison Original	T9N R10W Sec. 24, NE $\frac{1}{4}$	126 lots
not platted	Helmville Original	T13N R11W Sec. 23, SW $\frac{1}{4}$	- -
March 1911	New Garrison Orign.	T9N R10W Sec. 23, NE $\frac{1}{4}$	43 lots
	Birdseye Add. to Avon	T10N R8W, Sec. 27, NW $\frac{1}{4}$	
	Goldcreek Original	T10N R11W, Sec. 25, SW $\frac{1}{4}$ Sec. 26, SE $\frac{1}{4}$ Sec. 35, NE $\frac{1}{4}$ Sec. 36, NW $\frac{1}{4}$	

LEWIS AND CLARK COUNTY

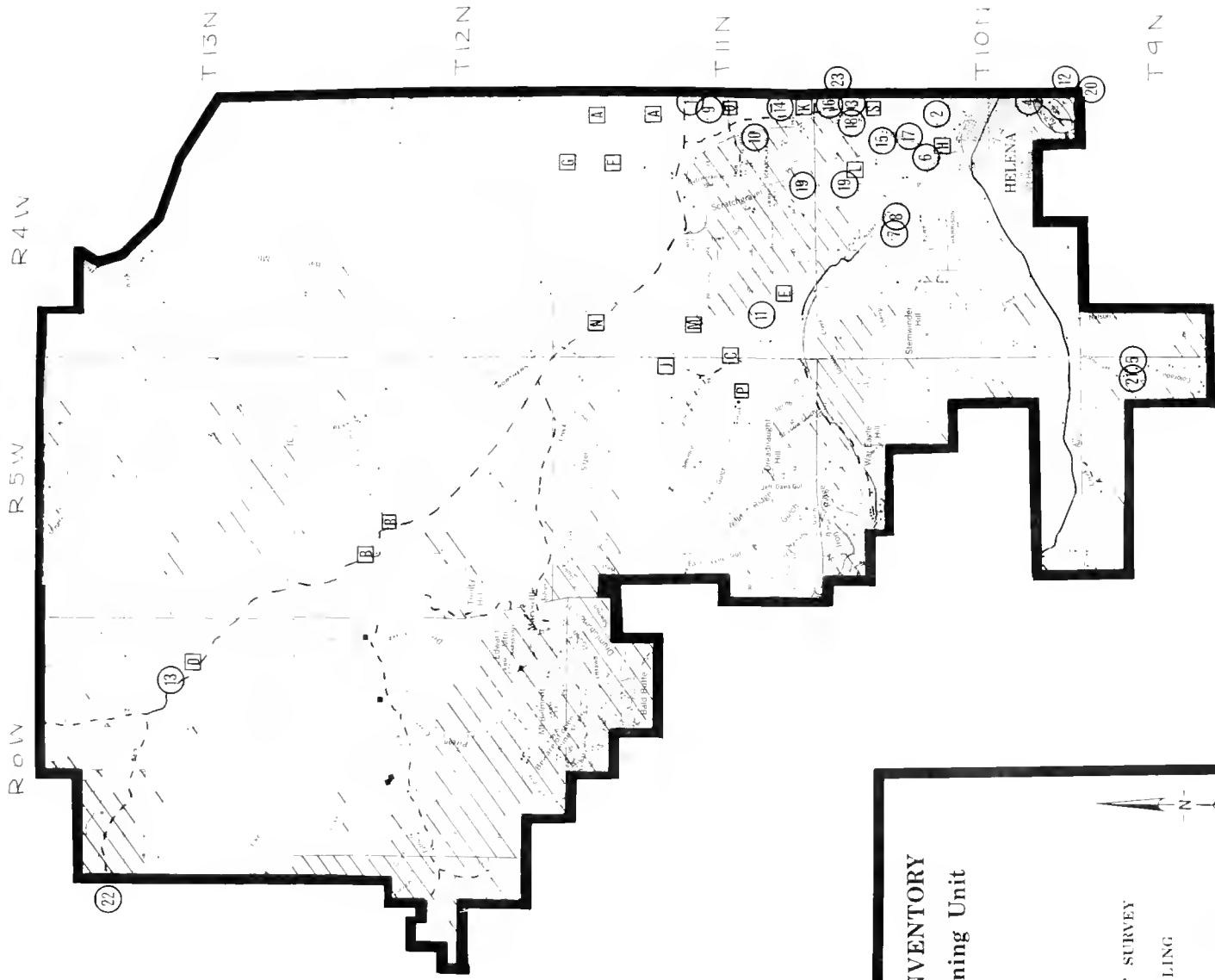
Lincoln	T. 14N., R. 9W., Sec. 23, NE $\frac{1}{4}$
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MARYSVILLE PLANNING UNIT





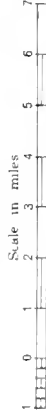
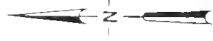


## SUBDIVISION INVENTORY

Marysville Planning Unit

### LEGEND

- ① SUBDIVISION
- ⌈A⌋ CERTIFICATE OF SURVEY
- ▽ LOT BY LOT FILING
- ▬ PLANNING UNIT BOUNDARY
- ▬ STUDY AREA
- ▨ BLM OWNERSHIP



VIRGINIA COULL SEPTEMBER 1975



PROPERTY IDENTIFICATION: Subdivision - 1

NAME: Applegate Estates

PLANNING UNIT: Marysville COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.11N., R.4W., P.M.,M., Sec. 24, NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$

AREA: Private Landing Field, north of Helena

FILING DATE: 6-27-75 DEVELOPER/OWNER: Kershaw Construction, of Helena

TOTAL ACRES: 9 NUMBER OF LOTS: 8

STAGE OF DEVELOPMENT: APPROVAL: County; State

LOTS SOLD: 1

LOTS DEVELOPED: 0 PRICE:  
(Environmental Assessment states approx. date of  
TYPE OF RESIDENCY: yearlong completed residential construction is 1978)

ACCESS: Four 60-ft. platted roads (Lincoln Road West; Jonathon Road; Bonner Road; Applegate Drive). Note on plat: "Although Lewis and Clark County approves this subdivision, it does not accept responsibility to maintain or improve the street rights-of-way designated on the plat."

COVENANTS: Found in Book 105, Page 658

HABITAT: Cactus and sagebrush cover. Land is sloped 13 ft/1000 ft.

PROXIMITY TO PUBLIC LAND: 1 mile

POSSIBLE IMPACT ON PUBLIC LAND: Environmental Assessment states that "no public lands are affected." Inventory finds no apparent impact.



PROPERTY IDENTIFICATION: Subdivision - 1

NAME: Applegate Estates

PLANNING UNIT: Marysville COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.11N., R.4W., P.M., M., Sec. 24, NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$

AREA: Private Landing Field, north of Helena

FILING DATE: 6-27-75 DEVELOPER/OWNER: Kershaw Construction, of Helena

TOTAL ACRES: 9 NUMBER OF LOTS: 8

STAGE OF DEVELOPMENT: APPROVAL: County; State

LOTS SOLD: 1

LOTS DEVELOPED: 0 PRICE:  
(Environmental Assessment states approx. date of  
TYPE OF RESIDENCY: yearlong completed residential construction is 1978)

ACCESS: Four 60-ft. platted roads (Lincoln Road West; Jonathon Road; Bonner Road; Applegate Drive). Note on plat: "Although Lewis and Clark County approves this subdivision, it does not accept responsibility to maintain or improve the street rights-of-way designated on the plat."

COVENANTS: Found in Book 105, Page 658

HABITAT: Cactus and sagebrush cover. Land is sloped 13 ft/1000 ft.

PROXIMITY TO PUBLIC LAND: 1 mile

POSSIBLE IMPACT ON PUBLIC LAND: Environmental Assessment states that "no public lands are affected." Inventory finds no apparent impact.

PROPERTY IDENTIFICATION: Subdivision - 2

NAME: Barbeau Villa Sites

PLANNING UNIT: Marysville COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.10N., R.4W., P.M.,M., Sec. 13, S $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$

AREA: adjacent to northern Helena city limits

FILING DATE: unknown DEVELOPER/OWNER: C.A. Barbeau

TOTAL ACRES: 6 NUMBER OF LOTS: 8 tracts

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 7

LOTS DEVELOPED: 4 PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Existing roads provide access (Dunbar Street; Burwood Street, Gregory Avenue)

COVENANTS: none

HABITAT:

PROXIMITY TO PUBLIC LAND: 2 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 3

NAME: Camel Mountain Park Subdivision

PLANNING UNIT: Marysville COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.10N., R.4W., P.M.,M., Sec. 1, SE $\frac{1}{4}$  (portion)

AREA: Scratchgravel Hills; adjacent to Western Hills Subdivision  
and Sewell Tracts Subdivision

FILING DATE: 6-20-73 DEVELOPER/OWNER: Lewis and Clark Land Company

TOTAL ACRES: 21 NUMBER OF LOTS: 24

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 2

LOTS DEVELOPED: 1 PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Two loop roads platted around park areas within two halves  
of subdivision (Sahara Court; Mojave Court)

COVENANTS: as of 6-20-73, found in Book 100, Page 434

HABITAT:

PROXIMITY TO PUBLIC LAND: adjacent

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Development to capacity will  
add to detrimental effects of rapid development  
within Scratchgravel Hills area (i.e. possible  
excessive use of public lands; possible misuse  
of land, etc.)

PROPERTY IDENTIFICATION: Subdivision - 4

NAME: Claimstake

PLANNING UNIT: Marysville COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.10N., R.4W., P.M., M., Sec. 36, NE $\frac{1}{4}$ NE $\frac{1}{4}$

AREA: Last Chance Gulch, within Helena city limits

FILING DATE: 4-17-75 DEVELOPER/OWNER: City of Helena

TOTAL ACRES: 2 NUMBER OF LOTS: 3

STAGE OF DEVELOPMENT: APPROVAL: County; State

LOTS SOLD:

LOTS DEVELOPED: 0 PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: no proposed streets necessary

COVENANTS: none

HABITAT: Flat topography with southeast edge rising abruptly.

PROXIMITY TO PUBLIC LAND: within 0.25 mile

POSSIBLE IMPACT ON PUBLIC LAND: Other than visual impact, no apparent effect.

PROPERTY IDENTIFICATION: Subdivision - 5

NAME: Colorado Heights Subdivision

PLANNING UNIT: Marysville COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.9N., R.5W., P.M.,M., Sec. 12, W $\frac{1}{2}$ NE $\frac{1}{4}$  (portion)

AREA: Colorado Gulch, across street from Tobin Tracts Subdivision

FILING DATE: 2-15-65 DEVELOPER/OWNER: W. and T. Tobin

TOTAL ACRES: 30 NUMBER OF LOTS: 9

STAGE OF DEVELOPMENT: APPROVAL: County; State

LOTS SOLD: 9

LOTS DEVELOPED: 9 PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Colorado Gulch Road (existing) runs along east edge of subdivision. One additional 60-ft. cul-de-sac is platted.

COVENANTS: Selected list of restrictive covenants which run with the land:  
Only single-family residential use; not more than one dwelling on east lot; no commercial activities; not more than 2 each dogs or cats; no excavation on lots.

HABITAT: Tenmile Creek flows through subdivision.

PROXIMITY TO PUBLIC LAND: adjacent: one common edge

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Tenmile Creek passes successively through subdivision and BLM land. Possible excessive use of adjacent public lands.

PROPERTY IDENTIFICATION: Subdivision - 6  
NAME: Country Club Park (Preliminary, Unofficial Plat)  
PLANNING UNIT: Marysville COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.10N., R.4W., P.M., M., Sec. 14,  $W\frac{1}{2}SW\frac{1}{4}$ ,  $W\frac{1}{2}E\frac{1}{2}SW\frac{1}{4}$ ,  
 $S\frac{1}{2}NW\frac{1}{4}$ ,  $N\frac{1}{2}NE\frac{1}{4}$ ,  $N\frac{1}{2}S\frac{1}{2}NE\frac{1}{4}$   
AREA: One mile east of Fort Harrison  
FILING DATE: mid-1975 DEVELOPER/OWNER: not recorded  
TOTAL ACRES: approx.280 NUMBER OF LOTS: 29  
STAGE OF DEVELOPMENT: APPROVAL: County  
LOTS SOLD: 5 sold; 22 on contract-for-deed  
LOTS DEVELOPED: 0 PRICE:  
TYPE OF RESIDENCY: yearlong  
ACCESS: Existing county road forms west edge. Three 60-ft. road easements platted.  
COVENANTS: none  
HABITAT: Sevenmile Creek forms northern edge of subdivision.  
PROXIMITY TO PUBLIC LAND: 1.25 miles  
POSSIBLE IMPACT ON PUBLIC LAND: No individual impact, but development to capacity would add to detrimental effects of development on public lands in vicinity (i.e. possible excessive use of public lands, etc.)



PROPERTY IDENTIFICATION: Subdivision - 7

NAME: Fort Harrison Ranchettes

PLANNING UNIT: Marysville COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.10N., R.4W., P.M., M., Sec. 9, N $\frac{1}{2}$ SE $\frac{1}{4}$  (portion)

AREA: 0.25 mile north of Fort Harrison

FILING DATE: 11-4-68 DEVELOPER/OWNER: L.E. Smith

TOTAL ACRES: 40 NUMBER OF LOTS: 8 @ 5 acres

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 6

LOTS DEVELOPED: 6 houses plus PRICE:  
1 mobile home

TYPE OF RESIDENCY: yearlong

ACCESS: County Road (Chaparral Road) runs east-west through subdivision providing access to all lots.

COVENANTS: as of 7-2-69, found in Book 91, Page 512

HABITAT:

PROXIMITY TO PUBLIC LAND: 0.75 mile

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact.

PROPERTY IDENTIFICATION: Subdivision - 8  
NAME: Fraser Addition  
PLANNING UNIT: Marysville COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.10N., R.4W., P.M., M., Sec. 10, SW $\frac{1}{4}$  (portion)

AREA: on north edge of Fort Harrison

FILING DATE: 3-16-73 DEVELOPER/OWNER: M. Fraser

TOTAL ACRES: 23 NUMBER OF LOTS: 7

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 1

LOTS DEVELOPED: 3 houses plus PRICE:  
1 mobile home

TYPE OF RESIDENCY: yearlong

ACCESS: One 60-ft. cul-de-sac (Blaine Lane), private road. County road passes along northernmost lot edge.

COVENANTS: none

HABITAT: Creek runs northwest-southeast through subdivision.

PROXIMITY TO PUBLIC LAND: 1 mile

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact.

PROPERTY IDENTIFICATION: Subdivision - 9

NAME: Griffin and Davis Subdivision

PLANNING UNIT: Marysville COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.11N., R.4W., P.M., M., Sec. 24, NE $\frac{1}{2}$  (except NE $\frac{1}{4}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$ )

AREA: Scratchgravel Hills

FILING DATE: 10-11-57 DEVELOPER/OWNER: F. Griffin and H. Davis

TOTAL ACRES: 151 NUMBER OF LOTS: 58

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 44

LOTS DEVELOPED: majority, with PRICE:  
mobile homes

TYPE OF RESIDENCY: yearlong

ACCESS: Three interior roads platted

COVENANTS: none

HABITAT: Silver Creek flows through southwest corner

PROXIMITY TO PUBLIC LAND: 0.5 mile

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact; otherwise no apparent effect.

PROPERTY IDENTIFICATION: Subdivision - 10

NAME: Haub and Gentry Lands

PLANNING UNIT: Marysville

COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.11N., R.4W., P.M.,M., Sec. 25, SE $\frac{1}{4}$ NW $\frac{1}{4}$ (portion),  
NE $\frac{1}{4}$ SW $\frac{1}{4}$ (portion)

AREA: Scratchgravel Hills

FILING DATE: 4-12-62

DEVELOPER/OWNER: Haub and Gentry

TOTAL ACRES: 80

NUMBER OF LOTS: 12

STAGE OF DEVELOPMENT:

APPROVAL: County

LOTS SOLD:

LOTS DEVELOPED:

PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Subdivision lies on east side of existing county road.

COVENANTS: none

HABITAT: Helena Valley Canal runs north-south through lots.

PROXIMITY TO PUBLIC LAND: 0.25 mile

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact; otherwise no apparent effect.

PROPERTY IDENTIFICATION: Subdivision - 11

NAME: Hidden Valley (Unofficial Plat)

PLANNING UNIT: Marysville COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.11N., R.4W., P.M., M., Sec. 29, SW $\frac{1}{4}$   
Sec. 32, NW $\frac{1}{4}$ , NE $\frac{1}{4}$ , N $\frac{1}{2}$ SW $\frac{1}{4}$ , N $\frac{1}{2}$ SE $\frac{1}{4}$

AREA: Scratchgravel Hills

FILING DATE: mid-1975 DEVELOPER/OWNER: not recorded

TOTAL ACRES: 376 + 28 NUMBER OF LOTS: 64  
lots showing no acreages

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 8 sold; 56 on contract-for-deed

LOTS DEVELOPED: 1 mobile home PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Birdseye County Road runs along south edge of subdivision.  
Four 60-ft. road easements platted.

COVENANTS: none

HABITAT: Several creeks and springs flow through subdivision.

PROXIMITY TO PUBLIC LAND: adjacent: 4 common edges

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Several creeks run successively through BLM land and subdivision. Possible excessive and misuse of adjacent public land, particularly if lots are developed to capacity. Possible access conflict, as there are common access routes for public land and subdivision.

PROPERTY IDENTIFICATION: Subdivision - 12

NAME: Lunney Subdivision

PLANNING UNIT: Marysville COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.10N., R.4W., P.M.,M., Sec. 36,  $8E\frac{1}{4}$  (portion)  
T.10N., R.3W., P.M.,M., Sec. 31,  $SW\frac{1}{4}$  (portion)

AREA: In and portion of Joseph Cox Addition to Helena;  
lots lie on south edge of Helena townsite

FILING DATE: 7-24-74 DEVELOPER/OWNER: J. and D. Lunney

TOTAL ACRES: 3 NUMBER OF LOTS: 5

STAGE OF DEVELOPMENT: APPROVAL: County (cash paid in lieu of park)

LOTS SOLD: 0

LOTS DEVELOPED: 1 PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Public street on west edge (Sparta Street); Rodney Court (private) is maintained by property owners. Rodney Street existing lies on east edge of subdivision.

COVENANTS: none

HABITAT:

PROXIMITY TO PUBLIC LAND: within 0.25 mile

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact; otherwise no apparent effect.

PROPERTY IDENTIFICATION: Subdivision - 13

NAME: Mill Creek Estates ("A Minor Subdivision")

PLANNING UNIT: Marysville COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.13N., R.6W., P.M.,M., Sec. 23, N $\frac{1}{2}$  (portion)

AREA: 29 miles from Helena between Canyon Creek and Lincoln Highway

FILING DATE: 7-8-74 DEVELOPER/OWNER: Sidney Smith, of Helena

TOTAL ACRES: 10 NUMBER OF LOTS: 4

STAGE OF DEVELOPMENT: APPROVAL: County; State

LOTS SOLD: 1 sold; 1 on contract-for-deed

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Highway frontage: Helena-Lincoln Highway on northeast edge.  
One 40-ft. right-of-way easement platted.

COVENANTS: Book 103, Page 745 (includes no further subdivision of lots within ten years of date of filing)

HABITAT: Canyon Creek flows through subdivision. Pasture and cropland. Topography is gentle slopes.

PROXIMITY TO PUBLIC LAND: 1 mile to 40-acre tract

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 14

NAME: O'Hara Tracts

PLANNING UNIT: Marysville COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.11N., R.4W., P.M.,M., Sec. 36, NW $\frac{1}{4}$ NE $\frac{1}{4}$  (portion)

AREA: Scratchgravel Hills

FILING DATE: surveyed  
5-4-65

DEVELOPER/OWNER: R. O'Hara

TOTAL ACRES: 3

NUMBER OF LOTS: 3 tracts

STAGE OF DEVELOPMENT:

APPROVAL: County

LOTS SOLD: 0

LOTS DEVELOPED:

PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Via Silver Road and Green Meadow Road

COVENANTS: none

HABITAT: Helena Valley Canal flows north-south through subdivision

PROXIMITY TO PUBLIC LAND: within 0.25 mile

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact; otherwise, no apparent effect.



PROPERTY IDENTIFICATION: Subdivision - 15  
NAME: Paydirt Division (Unofficial Plat)  
PLANNING UNIT: Marysville COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.10N., R.4W., P.M., M., Sec. 11, N $\frac{1}{2}$ SE $\frac{1}{4}$   
Sec. 12, S $\frac{1}{2}$ SW $\frac{1}{4}$ , S $\frac{1}{2}$ NW $\frac{1}{4}$ , S $\frac{1}{2}$ N $\frac{1}{2}$ NW $\frac{1}{4}$

AREA: Scratchgravel Hills

FILING DATE: mid-1975 DEVELOPER/OWNER: not recorded  
TOTAL ACRES: 328 NUMBER OF LOTS: 29  
STAGE OF DEVELOPMENT: APPROVAL: County  
LOTS SOLD: 9 sold; 20 on contract-for-deed

LOTS DEVELOPED: 3 houses plus PRICE:  
1 mobile home

TYPE OF RESIDENCY: yearlong

ACCESS: Three 60-ft. road easements platted

COVENANTS: none

HABITAT: Sevenmile Creek forms south edge of subdivision, and the border between Paydirt Division and Country Club Park

PROXIMITY TO PUBLIC LAND: within 0.25 miles

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Sevenmile Creek flows successively through public lands and subdivision. Possible overuse of nearby BLM land, particularly if lots are developed to capacity. Two roads that provide access to BLM tracts now pass first through subdivision.

PROPERTY IDENTIFICATION: Subdivision - 16

NAME: Piehl Subdivision ("A Minor Subdivision")

PLANNING UNIT: Marysville COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.10N., R.4W., P.M., M., Sec. 1, NE $\frac{1}{4}$  (portion)

AREA: Scratchgravel Hills

FILING DATE: 5-27-75 DEVELOPER/OWNER: Lewis and Clark Land Company  
(W. Piehl, President)

TOTAL ACRES: 10 NUMBER OF LOTS: 4

STAGE OF DEVELOPMENT: APPROVAL: County; State

LOTS SOLD: 3

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Access to Sierra Drive (existing) via one 60-ft. road .

COVENANTS: Book 105, Page 381

HABITAT:

PROXIMITY TO PUBLIC LAND: within 0.25 mile

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Possible excessive use of  
nearby public lands.

PROPERTY IDENTIFICATION: Subdivision - 17

NAME: Racetrack Meadows (Unofficial Plat)

PLANNING UNIT: Marysville COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.10N., R.4W., P.M.,M., Sec. 12, E $\frac{1}{2}$ SW $\frac{1}{4}$ , W $\frac{1}{2}$ SE $\frac{1}{4}$ , W $\frac{1}{2}$ NE $\frac{1}{4}$ , NE $\frac{1}{4}$ NE $\frac{1}{4}$   
Sec. 13, NW $\frac{1}{4}$ , W $\frac{1}{2}$ NE $\frac{1}{4}$   
Sec. 14, E $\frac{1}{2}$ SE $\frac{1}{4}$

AREA: Scratchgravel Hills

FILING DATE: mid-1975 DEVELOPER/OWNER: not recorded

TOTAL ACRES: 598 NUMBER OF LOTS: 49

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 21 sold; 28 on contract-for-deed

LOTS DEVELOPED: 5 PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: County road forms east edge. Five 60-ft. road easements platted.

COVENANTS: none

HABITAT: Tenmile Creek runs through center lots

PROXIMITY TO PUBLIC LAND: 0.25 mile

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Development to capacity may add to overuse of nearby public lands. Two existing roads providing access to BLM land now pass first through subdivision.

PROPERTY IDENTIFICATION: Subdivision - 18  
NAME: Scratch Gravel Tracts (not much information recorded)  
PLANNING UNIT: Marysville COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.10N., R.4W., P.M.,M., Sec. 1, SE $\frac{1}{4}$  (portion)

AREA: Scratchgravel Hills; tracts cover part of Scratch Gravel Subdivision which was deplatted by Resolution #1973-28)  
FILING DATE: DEVELOPER/OWNER:  
TOTAL ACRES: NUMBER OF LOTS: 6  
STAGE OF DEVELOPMENT: APPROVAL:  
LOTS SOLD: 6  
LOTS DEVELOPED: 5 PRICE:

TYPE OF RESIDENCY: yearlong  
ACCESS: Access via existing county road.

COVENANTS: none

HABITAT:

PROXIMITY TO PUBLIC LAND: 0.25 mile

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact; otherwise, no apparent affect.

PROPERTY IDENTIFICATION: Subdivision - 19

NAME: Sunny Vista

PLANNING UNIT: Marysville COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.10N., R.4W., P.M., M., Sec. 2, W $\frac{1}{2}$  (except Survey #245558); Sec. 3, E $\frac{1}{2}$ , S $\frac{1}{2}$ SW $\frac{1}{4}$ ; Sec. 10, NE $\frac{1}{4}$ NW $\frac{1}{4}$ ; T.11N., R.4W., P.M., M., Sec. 34, SE $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ ; Sec.35, SW $\frac{1}{4}$ SW $\frac{1}{4}$

AREA: Scratchgravel Hills

FILING DATE: surveyed DEVELOPER/OWNER: W.J. Harrer  
2-4-73

TOTAL ACRES: approx.960 NUMBER OF LOTS: 91

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 24 sold; 67 on contract-for-deed

LOTS DEVELOPED: 5 PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Existing road passes north-south through subdivision.  
Several rights-of-way easements platted.

COVENANTS: none

HABITAT: several springs and creeks flow through property

PROXIMITY TO PUBLIC LAND: adjacent: 14 common edges

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Possible access conflict, since one existing access route to BLM tracts now passes first through subdivision. Possible misuse of adjacent public lands due to residential-related activities.

PROPERTY IDENTIFICATION: Subdivision - 20  
NAME: Sylvanhaus Condominium  
PLANNING UNIT: Marysville COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.10N., R.4W., P.M., M., Sec. 36, SE $\frac{1}{4}$  (portion)

AREA: Last Chance Gulch, within Helena city limits

FILING DATE: 7-22-74 DEVELOPER/OWNER: Nicholson, Inc., of Helena

TOTAL ACRES: 1 NUMBER OF LOTS: 7 sites

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD:

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Access via New Park Avenue (West Main)

COVENANTS: none

HABITAT:

PROXIMITY TO PUBLIC LAND: adjacent

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact; otherwise, no apparent affect.

PROPERTY IDENTIFICATION: Subdivision - 21  
NAME: Tobin Tracts  
PLANNING UNIT: Marysville COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.9N., R.5W., P.M.,M., Sec. 12, NE $\frac{1}{4}$  (portion)  
AREA: Colorado Gulch, across street from Colorado Heights  
FILING DATE: 6-12-70 DEVELOPER/OWNER: W. Tobin  
TOTAL ACRES: 70 NUMBER OF LOTS: 6  
STAGE OF DEVELOPMENT: APPROVAL: County  
LOTS SOLD:  
LOTS DEVELOPED: PRICE:  
TYPE OF RESIDENCY: yearlong  
ACCESS: One 60-ft. loop road platted.  
COVENANTS: none  
HABITAT: Colorado Gulch Creek forms irregular west edge of subdivision.  
PROXIMITY TO PUBLIC LAND: within 0.25 mile  
POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Possible excessive use of nearby public lands, although subdivision is separated from public land by street.

PROPERTY IDENTIFICATION: Subdivision - 22

NAME: Virginia Creek Subdivision

PLANNING UNIT: Marysville (outside) COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.13N., R.7W., P.M.,M., Sec. 11, SE $\frac{1}{4}$  (portion)  
Sec. 12, SW $\frac{1}{4}$  (portion)  
(Lots No.37 & 38 of MS No. 81 Placer)

AREA: Virginia Creek, at Roster Bill Creek

FILING DATE: 6-12-63 DEVELOPER/OWNER: A. Phillips

TOTAL ACRES: 45 NUMBER OF LOTS: 23

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 22 sold; one on contract-for-deed

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong or seasonal

ACCESS: Via existing county road providing access to all lots

COVENANTS: none

HABITAT: Virginia Creek flows through subdivision.

PROXIMITY TO PUBLIC LAND: 0.75 mile

POSSIBLE IMPACT ON PUBLIC LAND: Roster Bill Creek flows through subdivision,  
then public land 0.75 mile to the east.



PROPERTY IDENTIFICATION: Subdivision - 23

NAME: Western Hills Subdivision

PLANNING UNIT: Marysville and Gates COUNTY: Lewis and Clark  
of the Mountains

LEGAL DESCRIPTION: T.10N., R.4W., Sec. 1, SE $\frac{1}{4}$ SE $\frac{1}{4}$ ; Sec. 12, NE $\frac{1}{4}$ NE $\frac{1}{2}$   
T.10N., R.3W., Sec. 6, SW $\frac{1}{4}$ SW $\frac{1}{4}$ ; Sec. 7, NW $\frac{1}{4}$ NW $\frac{1}{4}$

AREA: Scratchgravel Hills

FILING DATE: 6-29-73 DEVELOPER/OWNER: E.R. Munger  
(amended) 9-12-73

TOTAL ACRES: 73 NUMBER OF LOTS: 16

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 1

LOTS DEVELOPED: 2 PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Via 60-ft. Green Meadow Drive. Two 60-ft. road easements  
shown for Hill Drive and Wagon Wheel Drive. One 40-ft.  
easement platted for Blue Bell Road.

COVENANTS: Book 100, Page 692.

HABITAT: Helena Valley Canal (Bureau of Reclamation) runs through  
subdivision, north-south.

PROXIMITY TO PUBLIC LAND: 0.25 mile

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Possible excessive use of  
nearby public lands if lots are developed  
to capacity.

PROPERTY IDENTIFICATION: Certificate of Survey - A

NAME: No. 238654 - 238657 ("Big Valley Tracts")

PLANNING UNIT: Marysville COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.11N., R.4W., Sec. 1; Sec. 12; Sec. 13, N $\frac{1}{2}$ , NE $\frac{1}{4}$ SE $\frac{1}{4}$ ,  
T.11N., R.3W., Sec. 7, W $\frac{1}{2}$ .

AREA: part of old Chevalier Ranch

FILING DATE: 9-5-73 DEVELOPER/OWNER: L.Kolb (most of property still owned  
by Chevalier)

TOTAL ACRES: 1960 NUMBER OF LOTS: 86 (most 17-20-Ac. lots; few 40-ac.lots.)

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 12 sold; 66 contract for deed (most  
contracts in Kolb's name plus second  
party)

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Several 60-ft right of way roadways mapped totaling 59 acres.

COVENANTS: none

HABITAT: Several gulches and creek traverse area.

PROXIMITY TO PUBLIC LAND: ranges from less than 0.25 mile to 1.5 miles

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Possible overuse of nearby public  
land, particularly if tracts are developed to  
capacity.

PROPERTY IDENTIFICATION: Certificate of Survey - B  
NAME: No. 242074 (McKnight Donaldson Tracts)  
PLANNING UNIT: Marysville COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.12N., R.5W., P.M.,M., Sec. 8, E $\frac{1}{2}$ NW $\frac{1}{4}$ , E $\frac{1}{2}$ SW $\frac{1}{4}$ , W $\frac{1}{2}$ SE $\frac{1}{4}$   
AREA: Canyon Creek  
FILING DATE: 1-15-74 DEVELOPER/OWNER: McKnight and Donaldson  
TOTAL ACRES: 200 NUMBER OF LOTS: 9  
STAGE OF DEVELOPMENT: APPROVAL: County  
LOTS SOLD: 2 sold; 2 on contract-for-deed  
LOTS DEVELOPED: none PRICE:  
TYPE OF RESIDENCY: yearlong  
ACCESS: Highway from Helena to Flesher Pass forms west edge; one 30-ft. easement and one 40-ft easement shown on plat.  
COVENANTS: none  
HABITAT: Prickly Pear Creek traverses middle of tracts.  
PROXIMITY TO PUBLIC LAND: 1 mile  
POSSIBLE IMPACT ON PUBLIC LAND: Possible visual impact.



PROPERTY IDENTIFICATION: Certificate of Survey - D  
NAME: No. 242846 (Canyon Creek Estates)  
PLANNING UNIT: Marysville COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.13N., R.6W., P.M., M., Sec. 23, S $\frac{1}{4}$ , NW $\frac{1}{4}$ (portion), NE $\frac{1}{4}$ (portion); Sec. 24, SW $\frac{1}{4}$ SW $\frac{1}{4}$   
AREA: on Mill Creek  
FILING DATE: 2-25-74 DEVELOPER/OWNER: S. Smith  
TOTAL ACRES: 414 NUMBER OF LOTS: 13  
STAGE OF DEVELOPMENT: APPROVAL: County  
LOTS SOLD: 10  
LOTS DEVELOPED: PRICE:  
TYPE OF RESIDENCY: yearlong  
ACCESS: Existing 40-ft. road easement provides access to all lots.  
"Helena-Lincoln Highway" forms upper northeast edge of lots.  
COVENANTS: none  
HABITAT: Canyon Creek runs along upper northeast edge of lots.  
PROXIMITY TO PUBLIC LAND: 0.5 mile to 40-acre tract  
POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Certificate of Survey - E

NAME: No. 243197 (Birdseye Subdivision)

PLANNING UNIT: Marysville COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.11N., R.4W., P.M.,M., Sec. 32, SE $\frac{1}{4}$ NW $\frac{1}{4}$ , E $\frac{1}{2}$ , NW $\frac{1}{4}$ NE $\frac{1}{4}$ (portion), SW $\frac{1}{4}$ NE $\frac{1}{4}$ (portion), N $\frac{1}{2}$ SE $\frac{1}{4}$ , N $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ , N $\frac{1}{2}$ SW $\frac{1}{4}$ (portion)

AREA: Scratchgravel Hills

FILING DATE: 3-11-74 DEVELOPER/OWNER: not recorded

TOTAL ACRES: 172 NUMBER OF LOTS: 16

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 16 on contract-for-deed

LOTS DEVELOPED: 2 mobile homes PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Existing 60-ft. roads plus one 60-ft. future road.

COVENANTS: none

HABITAT: Tributary of Sevenmile Creek flows through lots.

PROXIMITY TO PUBLIC LAND: adjacent.

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Possible access problem since road leading from highway provides access to lots then large BLM coverage. Creek flows through BLM, then through lots.

PROPERTY IDENTIFICATION: Certificate of Survey - F

NAME: No. 243269

PLANNING UNIT: Marysville COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.11N., R.4W., P.M.,M., Sec. 11

AREA: north of Scratchgravel Hills, south of Diamon Spring Gulch

FILING DATE: 3-13-74 DEVELOPER/OWNER: L. Kolb

TOTAL ACRES: 640 NUMBER OF LOTS: 30 (28 20-Ac. lots; 2 40-Ac. lots)

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD:

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: 23 acres of platted roadways.

COVENANTS: as of 6-23-75: found in Book 105, Page 611

HABITAT: Several creeks run through area.

PROXIMITY TO PUBLIC LAND: 1 mile

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. If developed to capacity, impact would be detrimental to nearby public lands.

PROPERTY IDENTIFICATION: Certificate of Survey - G

NAME: No. 243270

PLANNING UNIT: Marysville

COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.11N., R.4W., P.M., Sec. 2

AREA: north of Scratchgravel Hills, south of Diamon Spring gulch

FILING DATE: 3-13-74

DEVELOPER/OWNER: L. Kolb

TOTAL ACRES: 640

NUMBER OF LOTS: 28 (4 40-Ac lots; 24 20-Ac. lots)

STAGE OF DEVELOPMENT:

APPROVAL: County

LOTS SOLD:

LOTS DEVELOPED:

PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Several 60-ft. rights-of-way mapped

COVENANTS: as of 6-23-75, found in Book 105, Page 611

HABITAT: Creeks run through property, as well as Diamond Spring Gulch

PROXIMITY TO PUBLIC LAND: 2 miles

POSSIBLE IMPACT ON PUBLIC LAND: Possible overuse of public lands if lots are developed to capacity.



PROPERTY IDENTIFICATION: Certificate of Survey - H

NAME: No. 245177 (Green Meadows County Club Condominium)

PLANNING UNIT: Marysville COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.10N., R.4W., P.M.,M., Sec. 14, S $\frac{1}{2}$ SE $\frac{1}{4}$

AREA: south of Paydirt Subdivision; 0.5 mile northwest of Helena city limits

FILING DATE: 5-28-74 DEVELOPER/OWNER: not recorded

TOTAL ACRES: 11 NUMBER OF LOTS: 1 tract

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD:

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: not shown on plat

COVENANTS: none

PURPOSE OF SURVEY: To create a condominium area.

HABITAT: Sevenmile Creek forms northeast edge and Tenmile Creek runs along southwest edge of lots.

PROXIMITY TO PUBLIC LAND: 1 mile

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Certificate of Survey - J  
NAME: No. 245178 (Berg and Murray Tracts)  
PLANNING UNIT: Marysville COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.11N., R.5W., P.M.,M., Sec. 13, E $\frac{1}{4}$  (portion)

AREA: 2 miles north of Birdseye Ranch

FILING DATE: no plat filed DEVELOPER/OWNER: Berg and Murray

TOTAL ACRES: 195 NUMBER OF LOTS: 16 tracts

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 0

LOTS DEVELOPED: 0 PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Existing county road and several 60-ft access easements

COVENANTS: none

PURPOSE OF SURVEY: For the purpose of property parcelization.

HABITAT: Threemile Creek runs through lots.

PROXIMITY TO PUBLIC LAND: 0.5 mile

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Certificate of Survey - K

NAME: No. 245196 (Homer Phillips Tracts)

PLANNING UNIT: Marysville COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.11N., R.4W., P.M.,M., Sec. 36, SE $\frac{1}{4}$

AREA: Scratchgravel Hills

FILING DATE: 5-29-74 DEVELOPER/OWNER: Homer Phillips

TOTAL ACRES: 140 NUMBER OF LOTS: 10

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 0

LOTS DEVELOPED: 0 PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Frontage on Sierra Road. Green Meadow Drive also provides access.

COVENANTS: none

HABITAT: LaRock Irrigation Ditch passes north-south through lots.

PROXIMITY TO PUBLIC LAND: within 0.25 mile

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Possible overuse of public lands although lots are separated from BLM land by major access route.

PROPERTY IDENTIFICATION: Certificate of Survey - L

NAME: No. 245558 (Sunny Vista: portion of Sunny Vista Subdivision)

PLANNING UNIT: Marysville COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.10N., R.4W., P.M.M., Sec. 2, N $\frac{1}{2}$ SW $\frac{1}{4}$  (portion)

AREA: Scratchgravel Hills

FILING DATE: 6-11-74 DEVELOPER/OWNER: W.J. Harrer

TOTAL ACRES: 72 NUMBER OF LOTS: 7 @ 10.3 acres

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 7 sold; 7 on contract-for-deed

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: One 60-ft. road easement runs along north edge of lots.

COVENANTS: none

HABITAT: creek runs through lots.

PROXIMITY TO PUBLIC LAND: adjacent to large tracts

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. For other impacts, see  
Subdivision No. 22: Sunny Vista Subdivision.

PROPERTY IDENTIFICATION: Certificate of Survey - M  
NAME: No. 246008  
PLANNING UNIT: Marysville COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.11N., R.4W., P.M., M., Sec. 19, SW $\frac{1}{4}$ NE $\frac{1}{2}$

AREA: 1.5 miles north of Birdseye Ranch

FILING DATE: 6-28-74 DEVELOPER/OWNER: Gordon K. Warren

TOTAL ACRES: 42 NUMBER OF LOTS: 4

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLO: 0

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: One 40-ft. easement platted

COVENANTS: none

HABITAT: Threemile Creek runs through lots

PROXIMITY TO PUBLIC LAND: adjacent

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Possible overuse or misuse of adjacent public lands.

PROPERTY IDENTIFICATION: Certificate of Survey - N

NAME: No. 246129

PLANNING UNIT: Marysville

COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.11N., R.4W., P.M., M., Sec. 6, SE $\frac{1}{4}$  (portion)  
Sec. 7, NE $\frac{1}{4}$  (portion)

AREA: Trust-to-Luck Gulch

FILING DATE: 6-28-74

DEVELOPER/OWNER: Edgar Brown

TOTAL ACRES: 37

NUMBER OF LOTS: 2 tracts

STAGE OF DEVELOPMENT:

APPROVAL: County

LOTS SOLD:

LOTS DEVELOPED:

PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Highway right-of-way runs along southwest edge of lots

COVENANTS: none

HABITAT:

PROXIMITY TO PUBLIC LAND: 1.5 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Certificate of Survey - P

NAME: No. 246130 and 246131 (Ray Sewell Tracts)

PLANNING UNIT: Marysville COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.11N., R.5W., P.M., M., Sec. 25. NW $\frac{1}{4}$ , NE $\frac{1}{4}$ , SE $\frac{1}{4}$  (portions)

AREA: 0.5 mile northwest of Birdseve Ranch

FILING DATE: 6-28-74 DEVELOPER/OWNER: R. Sewell (land owned by Gumprecht  
c/o Edgar Brown)

TOTAL ACRES: 255 NUMBER OF LOTS: 24 @ 10+ acres

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 0

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Two 60-ft easements platted

COVENANTS: none

HABITAT: Park Creek flows through lots

PROXIMITY TO PUBLIC LAND: 0.5 mile

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Possible detrimental impact  
on public lands if lots are developed to  
capacity.

PROPERTY IDENTIFICATION: Certificate of Survey - Q

NAME: No.247354

PLANNING UNIT: Marysville COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.11N., R.4W., P.M.,M., Sec. 24, SE $\frac{1}{4}$ (portion)

AREA: near Private Landing Field, on Helena Valley Canal

FILING DATE: DEVELOPER/OWNER: Genevieve I. Donovan

TOTAL ACRES: 83 NUMBER OF LOTS: 3

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 3

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: County road right-of-way on south edge of lots; County road easement on east edge of lots; 2 60-ft. road easements platted.

COVENANTS: none

HABITAT: Helena Valley Canal flows through lots.

PROXIMITY TO PUBLIC LAND: 0.5 mile

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Possible detrimental effect on public lands if lots are developed to capacity.



PROPERTY IDENTIFICATION: Certificate of Survey - R  
NAME: No. 250021  
PLANNING UNIT: Marysville COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.12N., R.5W., P.M.,M., Sec. 16, NW $\frac{1}{4}$

AREA: Donaldson Ranch

FILING DATE: 12-17-74 DEVELOPER/OWNER: W. McKnight and M. Donaldson

TOTAL ACRES: 120 NUMBER OF LOTS: 6

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 0

LOTS DEVELOPED: 0 PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: State highway runs along west edge of lots. One 60-ft. easement  
platted.

COVENANTS: none

HABITAT: Justisson Ditch runs northeast through lot.

PROXIMITY TO PUBLIC LAND: 0.25 mile

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact.





# SUBDIVISION INVENTORY

Gates of the Mountains Planning Unit

## LEGEND



SUBDIVISION



CERTIFICATE OF SURVEY



LOT BY LOT FILING



PLANNING UNIT BOUNDARY



STUDY AREA

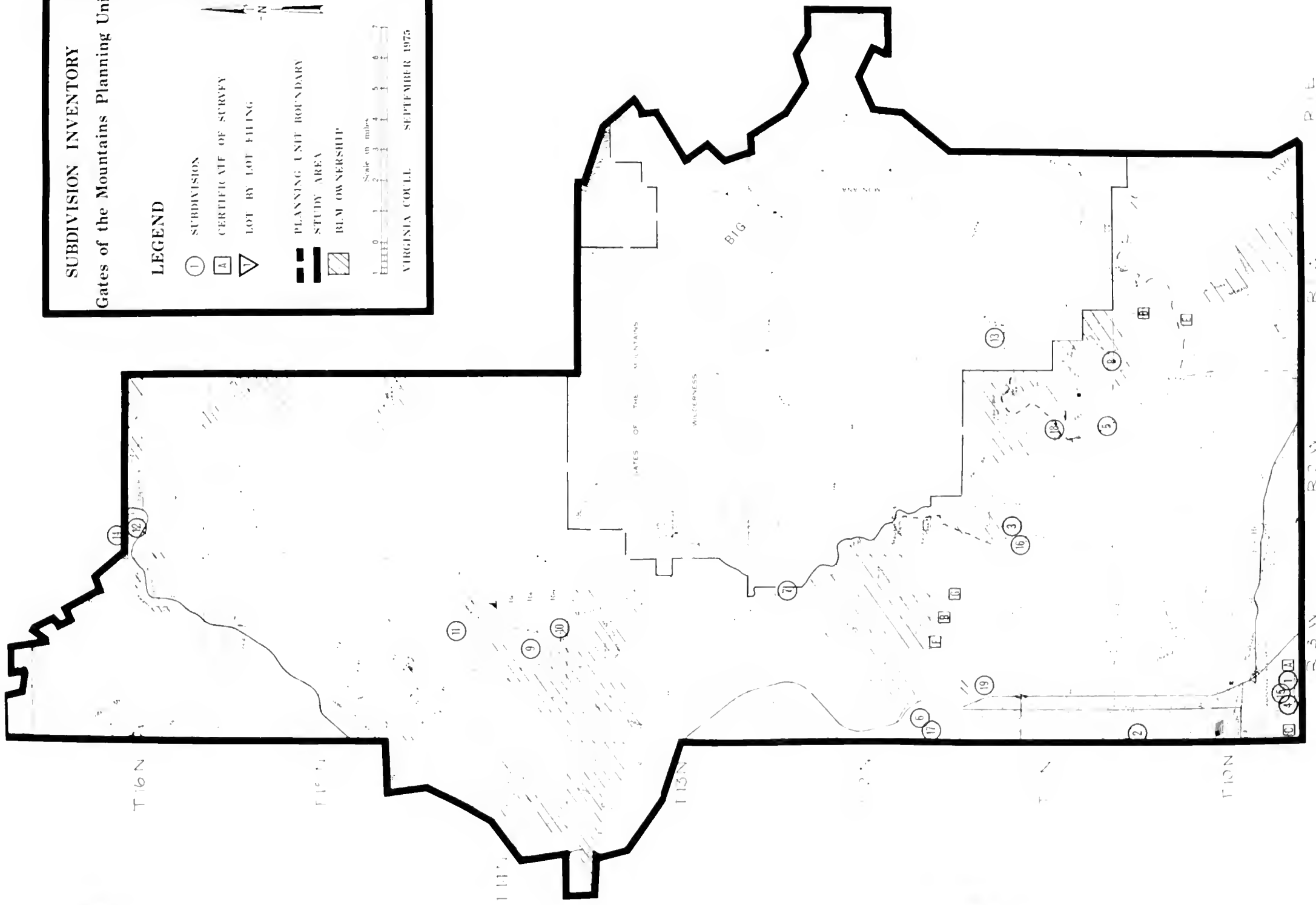
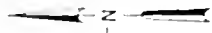


BLM OWNERSHIP



Scale in miles

VIRGINIA COULL SEPTEMBER 1975



PROPERTY IDENTIFICATION: Subdivision - 1

NAME: Belt View Planned Unit Development

PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.10N., R.3W., P.M.,M., Sec. 32, NE $\frac{1}{4}$ SE $\frac{1}{4}$

AREA: southwest corner of Helena within city limits

FILING DATE: 7-7-72 DEVELOPER/OWNER: Diehl Development Corp., of Helena  
(amended) 6-29-73 (W.D. Diehl, Vice President)

TOTAL ACRES: 35 NUMBER OF LOTS: 61

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 37

LOTS DEVELOPED: 34 PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Via existing city streets and extensions thereof.

<u>TYPE OF UNITS:</u>	<u>Type</u>	<u>NO.</u>	<u>Type</u>	<u>NO.</u>
	5-Plex	5	Attached single-family	18
	Single-family	34	Townhouse	14
	Apts.	30		

COVENANTS: Book 97, Page 798

HABITAT:

PROXIMITY TO PUBLIC LAND: within 0.25 mile

POSSIBLE IMPACT ON PUBLIC LAND: When developed to capacity, may cause excessive use of public lands in vicinity.



PROPERTY IDENTIFICATION: Subdivision - 1

NAME: Belt View Planned Unit Development

PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.10N., R.3W., P.M.,M., Sec. 32, NE $\frac{1}{4}$ SE $\frac{1}{4}$

AREA: southwest corner of Helena within city limits

FILING DATE: 7-7-72 DEVELOPER/OWNER: Diehl Development Corp., of Helena  
(amended) 6-29-72 (W.D. Diehl, Vice President)

TOTAL ACRES: 35 NUMBER OF LOTS: 61

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 37

LOTS DEVELOPED: 34 PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Via existing city streets and extensions thereof.

<u>TYPE OF UNITS:</u>	<u>Type</u>	<u>NO.</u>	<u>Type</u>	<u>NO.</u>
	5-Plex	5	Attached single-family	18
	Single-family	34	Townhouse	14
	Apts.	30		

COVENANTS: Book 97, Page 798

HABITAT:

PROXIMITY TO PUBLIC LAND: within 0.25 mile

POSSIBLE IMPACT ON PUBLIC LAND: When developed to capacity, may cause excessive use of public lands in vicinity.

PROPERTY IDENTIFICATION: Subdivision - 2-A  
NAME: Big Sky Subdivision, First Addition  
PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.10N., R.3W., P.M.,M., Sec. 6, SE $\frac{1}{4}$ SW $\frac{1}{4}$

AREA: east of Scratchgravel Hills

<u>FILING DATE:</u> 12-2-64	<u>DEVELOPER/OWNER:</u> Schroeder Brothers Corp., of Helena
<u>TOTAL ACRES:</u> 20	<u>NUMBER OF LOTS:</u> 31
<u>STAGE OF DEVELOPMENT:</u>	<u>APPROVAL:</u> State; County
	<u>LOTS SOLD:</u> 17
	<u>LOTS DEVELOPED:</u> 17
	<u>PRICE:</u>

TYPE OF RESIDENCY: yearlong  
ACCESS: via five interior roads

COVENANTS: Selected list of restrictive covenants that run with the land:  
Only single-family dwellings of new materials and only one dwelling to each lot; no temporary structures; (regulations on building placement on lot); only residential use of property.

HABITAT:

PROXIMITY TO PUBLIC LAND: 0.5 mile

POSSIBLE IMPACT ON PUBLIC LAND: Development to capacity may add to excessive use of public lands in Scratchgravel Hills.



PROPERTY IDENTIFICATION: Subdivision - 2-B  
NAME: Big Sky Subdivision, Second Addition  
PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.10N., R.3W., P.M.,M., Sec. 6. SW $\frac{1}{4}$  (portion)

AREA: east of Scratchgravel Hills; contiguous to Big Sky  
Addition No. 1  
FILING DATE: 6-22-72 DEVELOPER/OWNER: Schroeder Brothers Corp., of  
Helena  
TOTAL ACRES: 18 NUMBER OF LOTS: 29  
STAGE OF DEVELOPMENT: APPROVAL: State; County  
LOTS SOLD: 5  
LOTS DEVELOPED: 1 PRICE:

TYPE OF RESIDENCY: yearlong  
ACCESS: via six interior platted roads

COVENANTS: (same as Big Sky, First Addition)

HABITAT: Topography: gentle slope to the northeast of the property

PROXIMITY TO PUBLIC LAND: 0.5 mile

POSSIBLE IMPACT ON PUBLIC LAND: Development to capacity may add to excessive  
use of public lands in Scratchgravel Hills.

PROPERTY IDENTIFICATION: Subdivision - 3  
NAME: Deer Park - Hauser Lake Summer Houses  
PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.11N., R.2W., P.M.,M., Sec. 8 (Lot 9)  
Sec. 17, NW $\frac{1}{4}$ NE $\frac{1}{4}$

AREA: 1.5 miles northeast of Lake Helena; Hauser Lake

FILING DATE: 5-11-67 DEVELOPER/OWNER: R. and Y. Bergmann

TOTAL ACRES: 26 NUMBER OF LOTS: 20

STAGE OF DEVELOPMENT: APPROVAL: State; County

LOTS SOLD: 11

LOTS DEVELOPED: 0 PRICE:

TYPE OF RESIDENCY: yearlong or seasonal

ACCESS: One 60-ft. road right-of-way reservation

COVENANTS: none

HABITAT: Prickly Pear Arm of Lake Hauser (between Lake Hauser and Lake Helena) forms ease edge of subdivision.

PROXIMITY TO PUBLIC LAND: adjacent: one common corner

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Possible misuse of adjacent public land from residential-related activities on subdivided land.

PROPERTY IDENTIFICATION: Subdivision - 4  
NAME: Diehl Heights  
PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.10N., R.3W., P.M., M., Sec. 32, NW $\frac{1}{4}$ SW $\frac{1}{4}$

AREA: southeast Helena, within city limits

FILING DATE: 7-18-62 DEVELOPER/OWNER:  
(amended) 1-8-71  
TOTAL ACRES: 29 NUMBER OF LOTS: 55 (amended to 51 lots)  
STAGE OF DEVELOPMENT: APPROVAL: County  
LOTS SOLD: 45  
LOTS DEVELOPED: 38 PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Via five 50-ft. platted easements

COVENANTS: As of 5-14-68, found in Book 88, Page 617  
As of 5-18-72, found in Book 97, Page 519

HABITAT:

PROXIMITY TO PUBLIC LAND: 0.25 mile

POSSIBLE IMPACT ON PUBLIC LAND: May impact use of nearby public lands within and just outside city limits.

PROPERTY IDENTIFICATION: Subdivision - 5  
NAME: Eagle Heights Addition to Leslieton  
PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.11N., R.2W., P.M.,M., Sec. 35, SE $\frac{1}{4}$ SW $\frac{1}{4}$

AREA: Hauser Lake (Lakeside)

FILING DATE: 5-13-13 DEVELOPER/OWNER: Eagles Hauser Lake Club  
TOTAL ACRES: 50 NUMBER OF LOTS: 381  
STAGE OF DEVELOPMENT: APPROVAL: County  
LOTS SOLD: 220 sold to W. & R. Castles  
161 lots unsold  
LOTS DEVELOPED: 0 PRICE:

TYPE OF RESIDENCY: yearlong or seasonal  
ACCESS: Via several interior roads

COVENANTS: none

HABITAT: Subdivision is located on south edge of Lake Hauser.

PROXIMITY TO PUBLIC LAND: 1 mile

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 6-A  
NAME: Evergreen Estates  
PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.12N., R.3W., P.M.,M., Sec. 31, SE $\frac{1}{4}$  (portion)

AREA: Sawmill Gulch, about 10 miles north of Helena

FILING DATE: 7-28-70 DEVELOPER/OWNER: D. and F. Peterson, of Helena

TOTAL ACRES: 42 NUMBER OF LOTS: 11

STAGE OF DEVELOPMENT: APPROVAL: State; County

LOTS SOLD: 11

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: One 60-ft. platted road provides access to all lots.

COVENANTS:

Selected list of restrictive covenants which run with the land:  
Only single-family residences on each numbered lot; no open burning; no temporary structures or old buildings; no commercial use; no animals for commercial purposes; no noxious activities; no further subdivision of lots; no dumping on property; no signs; all undeveloped land within subdivision shall remain agricultural and grazing land until area is built up and over 50% of lots are occupied.

HABITAT:

Subdivision lies in foothills at north end of Helena Valley. Slopes: 15-35%. Pastureland.

PROXIMITY TO PUBLIC LAND: 0.25 mile

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. When developed to capacity, lots may impact use of nearby public lands.

PROPERTY IDENTIFICATION: Subdivision - 6-B

NAME: Evergreen Estates - Addition

PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.12N., R.3W., P.M.,M., Sec. 31, E $\frac{1}{2}$  (portion)

AREA: about 10 miles north of Helena, in Sawmill Gulch

FILING DATE: 6-28-73 DEVELOPER/OWNER: D. and F. Peterson

TOTAL ACRES: 71 NUMBER OF LOTS: 30

STAGE OF DEVELOPMENT: APPROVAL: State; County

LOTS SOLD: 13 sold; 6 on contract-for-deed

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Subdivision roads and culverts meet County standards. Gravel roads. Four-lane Sawmill Gulch Road runs through subdivision on northeast corner; another existing road in subdivision.

COVENANTS: (same as Evergreen Estates Subdivision)

HABITAT: Subdivision lies in foothills at north end of Helena Valley. Slopes: 15-35%. Severe problem with soils regarding installation of septic tanks and subsurface drainfields. Pastureland.

PROXIMITY TO PUBLIC LAND: 0.25 mile

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. EIS report states that impact on groundwater resource will be the removal of groundwater and the lowering of water table. Potential contamination of water by septic tank effluent that would percolate fractured bedrock. Development to capacity may impact use of nearby public lands.

PROPERTY IDENTIFICATION: Subdivision - 7

NAME: Gates of the Mountains Lakeshore Homes

PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.12N., R.3W., P.M.,M., Sec. 11, NW $\frac{1}{4}$  (portion)  
Sec. 12, E $\frac{1}{2}$  (portion)  
(Tracts A and B of HES 379)

AREA: East of upper portion of Holter Lake on "American Bar" property

FILING DATE: 6-21-73 DEVELOPER/OWNER: W. Sternhagen, of Helena

TOTAL ACRES: 226 NUMBER OF LOTS: 91

STAGE OF DEVELOPMENT: APPROVAL: State; County

LOTS SOLD: 8 sold; 11 on contract-for-deed

LOTS DEVELOPED:

PRICE:

TYPE OF RESIDENCY: yearlong/seasonal

ACCESS: Public access through Montana Power land to lake is provided for by law. Several dirt roads. Two access routes: (1) on Interstate on north from Helena, then road to Boat Club, then across lake by boat; (2) road from Helena to York, to Nelson & on Beaver Creek Rd. to forest road No. 138. Developer plans to keep unimproved forest road as is. Road 138 is USFS/County.

COVENANTS: Selected list: all structures to be wood; no A-frame bldgs., doublewides or trailers; only permanent structures; permanent mobile homes permitted if are affixed to ground, of wood, & rustic in appearance; Indian tepees permitted if of "natural Indian style"; bldg. exteriors must be wood-stained or varnished; home owners' assoc. established; garbage containers concealed; property-owner initiated protection of osprey; horses confined to corrals no larger than  $\frac{1}{2}$  acre & not allowed to graze on property; no commercial raising of animals; residential buildings only & only one per lot; all structures to be completed within 1 year of start; buildings no more than 2 stories; required cooperation with USFS; every attempt made to preserve & protect natural environment; no pollution of air, water, visual or serenity of environment; no further subdivision of lots; no cutting of trees.

HABITAT:

Topography varies from flat to gently sloping grassland with scattered Ponderosa pine. South end has aspen, willow, cottonwood & chokeberry; scattered rabbitbrush, skunkbrush, juniper & rose. Predominant cover is bluebunch wheatgrass.

PROXIMITY TO PUBLIC LAND: adjacent on north side

POSSIBLE IMPACT ON PUBLIC LAND: 3 osprey nests in area are in part in northeast corner. Possible human recreational impact on winter elk range; possible air pollution from dusty roads & incinerators; Gates-of-the-Mountains Boat Club is only commercial docking facility to serve lots; potential overload, here, of humans, pets, autos & boats. Subdivision is very near Gates-of-the-Mountains Wilderness and, with future expansion, would be within 0.5 mile.

PROPERTY IDENTIFICATION: Subdivision - 8

NAME: Guffeys Cove

PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.10N., R.1W., P.M., M., Sec. 6, NW $\frac{1}{4}$ NW $\frac{1}{4}$  (portion)  
T.11N., R.1W., P.M., M., Sec. 31, SW $\frac{1}{4}$ SW $\frac{1}{4}$  (portion)

AREA: Browns Gulch, on Hauser Lake

FILING DATE: surveyed  
7-58

DEVELOPER/OWNER: not recorded

TOTAL ACRES: 2

NUMBER OF LOTS: 6

STAGE OF DEVELOPMENT:

APPROVAL: not shown on plat

LOTS SOLD: 6

LOTS DEVELOPED:

PRICE:

TYPE OF RESIDENCY: seasonal

ACCESS: One existing road shown on plat

COVENANTS: none

HABITAT: Subdivision is located on north edge of Hauser Lake

PROXIMITY TO PUBLIC LAND: adjacent

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Possible misuse of adjacent public lands from residential-oriented activities on subdivided land.



PROPERTY IDENTIFICATION: Subdivision - 9

NAME: Holter Lakeshores

PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.14N., R.3W., P.M.,M., Sec. 27, SW $\frac{1}{4}$ SW $\frac{1}{4}$  (portion)

AREA: west shore of Oxbow Bend on Holter Lake

FILING DATE: 6-29-73 DEVELOPER/OWNER: B. and B. Nelson

TOTAL ACRES: 23 NUMBER OF LOTS: 35 (sizes range from 0.459 acre to 1.34 acres)

STAGE OF DEVELOPMENT: APPROVAL: State; County

LOTS SOLD: 6 sold; 1 on contract-for-deed

LOTS DEVELOPED: as of 8-29-73, starts PRICE: on 7 lots even though sanitary restrictions still in effect yearlong/seasonal

TYPE OF RESIDENCY:

ACCESS: Strictly limited to water transportation due to regional topography which prevents construction of access roads. Several 10-ft. and 20-ft. right-of-way easements platted, most likely for alleys or foot paths.

COVENANTS: All sewage disposed of through approved incinerator units; no exposed garbage containers; no trash burning; exteriors must be maintained - colors to blend in with natural surroundings; establishment of architectural control committee; no pollution; no disturbances of wildlife.

HABITAT: Lakeshore environment, except for 6 lots which have 20-ft. easement access to lake. Moderately steep to steep mountainous rocklands with little soil development. Native grass species with some associated forbs. Few Ponderosa pines & juniper; few head of cattle. On steep lots, angle starts at 40°.

PROXIMITY TO PUBLIC LAND: adjacent: one common corner

POSSIBLE IMPACT ON PUBLIC LAND: No detrimental impact to big game species. Possible visual impact due to constructing on steep, mountainous lakeshore property. Possible increased sedimentation in Holter Lake due to construction on steeper slopes.

PROPERTY IDENTIFICATION: Subdivision - 10-A

NAME: Indian Trail Lakeshore Tracts

PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.14N., R.3W., P.M.,M., Sec. 34, W $\frac{1}{2}$ NW $\frac{1}{4}$  (Lots 5 & 6)

AREA: Indian Trail Lodge on Holter Lake

FILING DATE: 7-13-65 DEVELOPER/OWNER: D.E. Emett

TOTAL ACRES: 6 NUMBER OF LOTS: 32

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 26

LOTS DEVELOPED: should be no devel- PRICE:  
opment since sanitary restrictions have not been lifted

TYPE OF RESIDENCY: yearlong/seasonal

ACCESS: not shown on plat or map

COVENANTS: Sewer, sanitary facilities and water supply to be installed  
on individual tract basis.

HABITAT: lakeshore habitat

PROXIMITY TO PUBLIC LAND: adjacent

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Possible misuse and excessive  
use of adjacent public lands.

PROPERTY IDENTIFICATION: Subdlvision - 10-B

NAME: Indian Trail Lodge Addition

PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.14N., R.3W., P.M.,M., Sec. 34, N $\frac{1}{2}$ S $\frac{1}{2}$  (Lots 11 & 14)

AREA: Indian Trail Lodge on Holter Lake

FILING DATE: 7-13-65 DEVELOPER/OWNER: E. Emett

TOTAL ACRES: 4 NUMBER OF LOTS: 21 (@ 100' x 75')

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 21

TYPE OF RESIDENCY: LOTS DEVELOPED: should be no devel- PRICE:  
yearlong/seasonal opment since sanitary restrictions have not been lifted

ACCESS: not shown on plat or map

COVENANTS: Sewer, sanitary facilities and water supply to be installed on individual tract basis.

HABITAT: Lots scattered along south shore of Holter Lake.

PROXIMITY TO PUBLIC LAND: adjacent

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Possible excessive and misuse of adjacent public lands.

PROPERTY IDENTIFICATION: Subdivision - 10-C

NAME: Indian Trail Lodge - First Addition

PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.14N., R.3W., P.M.,M., Sec. 34, SE<sup>1</sup>/<sub>4</sub>SE<sup>1</sup>/<sub>4</sub> (portion)(Lot 14)

AREA: Indian Trail Lodge on Holter Lake

FILING DATE: 6-28-68 DEVELOPER/OWNER: E. Emett

TOTAL ACRES: 2 NUMBER OF LOTS: 12 (@ 50' x 150')

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 12

LOTS DEVELOPED: should be no devel- PRICE:  
opment since sanitary restrictions not yet lifted

TYPE OF RESIDENCY: yearlong/seasonal

ACCESS: not shown on plat or map

COVENANTS: Sewer, sanitary facilities and water supply to be  
installed on individual tract basis.

HABITAT: Lots scattered on south shore of Holter Lake.

PROXIMITY TO PUBLIC LAND: adjacent

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Possible excessive and misuse  
of adjacent public land.

PROPERTY IDENTIFICATION: Subdivision - 10-D  
NAME: Indian Trail Lodge - Addition  
PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.14N., R.3W., P.M.,M., Sec. 34, NW $\frac{1}{4}$ SW $\frac{1}{4}$  (Lot 14)

AREA: Indian Trail Lodge on Holter Lake

FILING DATE: 7-13-65 DEVELOPER/OWNER: E. Emmett

TOTAL ACRES: approx. 2 NUMBER OF LOTS: 5

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 5

LOTS DEVELOPED: should be no devel- PRICE:  
opment since sanitary restrictions not yet lifted

TYPE OF RESIDENCY: yearlong/seasonal

ACCESS: not shown on map or plat

COVENANTS: Sewer, sanitary facilities and water supply to be  
installed on individual tract basis.

HABITAT: Lots scattered on west shore of Holter Lake.

PROXIMITY TO PUBLIC LAND: adjacent

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Possible excessive and misuse  
of adjacent public lands.

PROPERTY IDENTIFICATION: Subdivision - II

NAME: Lower Gates of the Mountains Summer Home Area

PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.14N., R.3W., P.M.,M., Sec. 15, N $\frac{1}{2}$  (portion)

AREA: Holter Lake, near Yacht Club

FILING DATE: 4-27-66 DEVELOPER/OWNER: F. Anderson, of F&M Recreation Corp.

TOTAL ACRES: 30 NUMBER OF LOTS: 41

STAGE OF DEVELOPMENT: APPROVAL: State (on Lot 28 only); County

LOTS SOLD: 30 sold; 1 on contract-for-deed

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong/seasonal

ACCESS: Unsurveyed county road forms curvilinear north and east edges of subdivision. One 50-ft. right-of-way platted to provide access to 26 northernmost lots.

COVENANTS: none

HABITAT: Holter Lake forms west and south edge; lakeshore habitat.

PROXIMITY TO PUBLIC LAND: 0.25 mile

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Possible excessive use of nearby public lands because BLM tract almost surrounds Yacht Club.



PROPERTY IDENTIFICATION: Subdivision - 13

NAME: Mason Subdivision

PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.11N.,R1W.,P.M.,M.: Sec. 8, SW $\frac{1}{4}$ SE $\frac{1}{4}$ ,W $\frac{1}{2}$ W $\frac{1}{2}$ SE $\frac{1}{4}$ SE $\frac{1}{4}$ ; Sec.17, NW $\frac{1}{4}$ NE $\frac{1}{4}$ ,SE $\frac{1}{4}$ NW $\frac{1}{4}$ ,S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ ,N $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$ ,E $\frac{1}{2}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$ ; Sec. 18, N $\frac{1}{2}$ NW $\frac{1}{4}$ SE $\frac{1}{4}$ ,SE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ NE $\frac{1}{4}$ ,S $\frac{1}{2}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ ,N $\frac{1}{2}$ N $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$ ,NE $\frac{1}{4}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$

AREA: Trout Creek at Prices Gulch, within USFS ownership

FILING DATE: 2-23-66 DEVELOPER/OWNER: H. Mason

TOTAL ACRES: 56 NUMBER OF LOTS: 37

STAGE OF DEVELOPMENT: APPROVAL: State; County

LOTS SOLD: 32 sold; 4 on contract-for-deed

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong/seasonal

ACCESS: Numerous 60-ft. roads mapped; existing county road also provides access to all lots.

COVENANTS: Only residential and recreational use of property; no commercial uses; no dumping of rubbish or garbage.

HABITAT: Trout Creek flows through subdivision (north-south direction). All lots follow creek north-south through sections.

PROXIMITY TO PUBLIC LAND: 0.75 mile

POSSIBLE IMPACT ON PUBLIC LAND: Trout Creek flows through subdivision before entering BLM land 0.75 mile to west.



PROPERTY IDENTIFICATION: Subdivision - 14-A

NAME: Mid Canon Heights

PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.16N., R.2W., P.M.,M., Sec. 19, NE $\frac{1}{4}$  (portion)

AREA: near Missouri River and Eagle Rock

FILING DATE: 8-21-72 DEVELOPER/OWNER: Montana Lands, Inc., of Great Falls  
(C.Coffing, President)

TOTAL ACRES: 30 NUMBER OF LOTS: 9

STAGE OF DEVELOPMENT: APPROVAL: State; County

LOTS SOLD: 3

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Interstate 15 runs along north edge. Two 60-ft. interior roads platted (Bluebird Drive; Bluebird Way). Roads to be gravel.

COVENANTS: Book 98, Page 328

HABITAT: Topography - relatively flat grazing land

PROXIMITY TO PUBLIC LAND: 1 mile

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 14-B

NAME: Mid Canon Unit 2

PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.16N., R.2W., P.M.,M., Sec. 19, NE $\frac{1}{4}$ NW $\frac{1}{4}$

AREA: on Missouri River, near Eagle Rock

FILING DATE: 8-21-72 DEVELOPER/OWNER: Montana Lands Inc.of Great Falls  
(C.Coffing, President)

TOTAL ACRES: 110 NUMBER OF LOTS: 34

STAGE OF DEVELOPMENT: APPROVAL: State; County

LOTS SOLD: 4

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Lots lie on Interstate 15. Two interior roads planned  
(Eagle Rock Circle; Big Horn Drive).

COVENANTS: Book 98, Page 326.

HABITAT: Topography - gentle slopes to steep slopes on northeast  
and west lots.

PROXIMITY TO PUBLIC LAND: 1 mile

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 15

NAME: Prospect Heights Planned Unit Development

PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.10N., R.3 W., P.M.,M., Sec. 32, SE $\frac{1}{4}$  (portion)

AREA: Southeast of Helena, within city limits

FILING DATE: 1-2-74 DEVELOPER/OWNER: Diehl Development Corp.  
(W.D.Diehl as Vice President)

TOTAL ACRES: 86 NUMBER OF LOTS: 103

STAGE OF DEVELOPMENT: APPROVAL: State; County

LOTS SOLD: 47 sold; 21 on contract-for-deed

LOTS DEVELOPED: 6 PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: four 60-ft. roads provide access (probably are extensions of existing city streets)

TYPE OF UNITS:

Type	NO.
single family	89
multi-family	185

COVENANTS: Book 102, Page 563

HABITAT:

PROXIMITY TO PUBLIC LAND: adjacent to small tract

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Possible misuse of adjacent public land.

PROPERTY IDENTIFICATION: Subdivision - 16-A

NAME: Settler's Cove

PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.11N., R.2W., P.M.,M., Sec. 18, SE $\frac{1}{4}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$   
Sec. 19, N $\frac{1}{2}$ NW $\frac{1}{4}$ NE $\frac{1}{4}$ , N $\frac{1}{2}$ NE $\frac{1}{4}$ NE $\frac{1}{4}$

AREA: Lake Helena, north side

FILING DATE: 6-29-73 DEVELOPER/OWNER: K. Cross

TOTAL ACRES: 17 NUMBER OF LOTS: 21

STAGE OF DEVELOPMENT: APPROVAL: State; County

LOTS SOLD: 11 sold; 8 on contract-for-deed

LOTS DEVELOPED: 6 PRICE:

TYPE OF RESIDENCY: yearlong recreational

ACCESS: Access via Rainbow Drive (60-ft.) and Pelican Road (60-ft.),  
County road (Lake Helena Drive) runs along west edge and  
provides access.

COVENANTS: none

HABITAT: Lots lie on northwest edge of Lake Hauser

PROXIMITY TO PUBLIC LAND: within 0.25 mile

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Possible excessive use of  
nearby public land.

PROPERTY IDENTIFICATION: Subdivision - 16-B

NAME: Settler's Cove Addition

PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.11N., R.2W., P.M., M., Sec. 18, E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$ , NW $\frac{1}{4}$ SW $\frac{1}{4}$ SE $\frac{1}{4}$   
Sec. 19, NE $\frac{1}{4}$ NE $\frac{1}{4}$ NW $\frac{1}{4}$

AREA: Lake Helena, north side

FILING DATE: 4-18-74 DEVELOPER/OWNER: K. Cross

TOTAL ACRES: 16 NUMBER OF LOTS: 14

STAGE OF DEVELOPMENT: APPROVAL: State; County

LOTS SOLD: 4 contract-for-deed

LOTS DEVELOPED: 0 PRICE:

TYPE OF RESIDENCY: yearlong recreational

ACCESS: Via Rainbow Drive and County road (Lake Helena Drive)

COVENANTS: Book 103, Misc. Page 192

HABITAT: Lots lie on west edge of Hauser Lake

PROXIMITY TO PUBLIC LAND: 0.25 mile

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Possible excessive use of nearby public land.

PROPERTY IDENTIFICATION: Subdivision 17-A

NAME: Sewell Tracts Subdivision

PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.10N., R.3W., P.M.,M.,Sec. 6, N $\frac{1}{2}$ NE $\frac{1}{4}$ SW $\frac{1}{4}$

AREA: Scratchgravel Hills

FILING DATE: 5-13-63 DEVELOPER/OWNER: R. and R. Sewell; E. Keller

TOTAL ACRES: 18 NUMBER OF LOTS: 18 (2 blocks @ 1275' x 300')

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 17

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: County road (Forestvale Road) lies on north edge. Another county road fronts east edge. One 60-ft. road in interior.

COVENANTS: none

HABITAT:

PROXIMITY TO PUBLIC LAND: 0.5 mile

POSSIBLE IMPACT ON PUBLIC LAND: Development adds to general excessive use of public lands in Scratchgravel Hills.

PROPERTY IDENTIFICATION: Subdivision - 17-8  
NAME: Sewell Tracts Subdivision No. 1  
PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.10N., R.2W., P.M., M., Sec. 6, N $\frac{1}{2}$ N $\frac{1}{2}$ SW $\frac{1}{4}$

AREA: Scratchgravel Hills

FILING DATE: 10-23-64 DEVELOPER/OWNER: over 25 owners

TOTAL ACRES: 39 NUMBER OF LOTS: 36

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: majority

LOTS DEVELOPED: 3 houses plus PRICE:  
17 mobile homes

TYPE OF RESIDENCY: yearlong

ACCESS: County roads run along north, west, east edges. Poncha  
Road runs along south edge.

COVENANTS: Selected list of restrictive covenants running with the land:  
Only residential use of property; no cows, swine or  
goats or other pets on commercial basis.

HABITAT:

PROXIMITY TO PUBLIC LAND: 0.5 mile

POSSIBLE IMPACT ON PUBLIC LAND: Development adds to general excessive use of  
public lands in Scratchgravel Hills.

PROPERTY IDENTIFICATION: Subdivision - 17-C

NAME: Sewell Tracts Subdivision - No. 2

PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.11N., R.3W., P.M.,M., Sec. 31, SW $\frac{1}{4}$ SE $\frac{1}{4}$

AREA: Scratchgravel Hills; lots lie on west edge of  
Schmidtville Subdivision No. 2

FILING DATE: 11-6-68 DEVELOPER/OWNER: R. and R. Sewell; E. Keller

TOTAL ACRES: 10 NUMBER OF LOTS: 17

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 16

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Three 60-ft. interior roads platted (Rinay Road; Grace Road;  
Lydia Lane)

COVENANTS: none

HABITAT:

PROXIMITY TO PUBLIC LAND: 0.75 mile

POSSIBLE IMPACT ON PUBLIC LAND: Generally speaking, development adds to  
excessive use of public lands in Scratchgravel  
Hills.



PROPERTY IDENTIFICATION: Subdivision - 17-0  
NAME: Sewell Tracts Subdivision - No. 3  
PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.11N., R.3W., P.M.,M., Sec. 31, SW $\frac{1}{4}$ SE $\frac{1}{4}$  (portion)  
AREA: east of Scratchgravel Hills  
FILING DATE: 9-8-69 DEVELOPER/OWNER: Ray Sewell et al.  
TOTAL ACRES: 4 NUMBER OF LOTS: 8  
STAGE OF DEVELOPMENT: APPROVAL: State; County  
LOTS SOLD: 6  
LOTS DEVELOPED: PRICE:  
TYPE OF RESIDENCY: yearlong  
ACCESS: Via Lydia Lane

COVENANTS: Selected list of restrictive covenants running with land:  
Only residential use of property; no swine, goats,  
or poultry or any raising for commercial purposes;  
no buildings moved onto any lot; only 1 mobile home  
or one house on each lot; no wrecked cars parked  
on property.

HABITAT:

PROXIMITY TO PUBLIC LAND: 1 mile

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 18

NAME: Tok Park Subdivision

PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.11N., R.2W., P.M.,M., Sec. 26, NW $\frac{1}{4}$  (all of unflooded part of section)

AREA: Lakeside Resort; Lake Hauser

FILING DATE: 4-24-62 DEVELOPER/OWNER: L. Tillotsen

TOTAL ACRES: 51 NUMBER OF LOTS: 34

STAGE OF DEVELOPMENT: APPROVAL: State; County

LOTS SOLD: 34

LOTS DEVELOPED: 5 PRICE:

TYPE OF RESIDENCY: yearlong/seasonal

ACCESS: Via two 50-ft. road easements platted

COVENANTS: none

HABITAT: Lakeshore habitat: lots lie on north shore of Hauser Lake.

PROXIMITY TO PUBLIC LAND: 0.75 mile

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 19  
NAME: Wooten Subdivision - First Addition  
PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.11N., R.3W., P.M.,M., Sec. 8, S $\frac{1}{2}$ E $\frac{1}{2}$  (portion)

AREA: 2.5 miles northwest of Lake Helena

FILING DATE: 2-2-73 DEVELOPER/OWNER: P. and R. Gustine et al.

TOTAL ACRES: 31 NUMBER OF LOTS: 50

STAGE OF DEVELOPMENT: APPROVAL: State; County

LOTS SOLD: 5 sold; 2 on contract-for-deed

LOTS DEVELOPED: 4 mobile homes PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Via four 60-ft. roads (Emerald Drive; Scenic Road; Wooten Road; Glass Drive)

COVENANTS: none

HABITAT: Helena Valley Canal runs along south edge of lots.

PROXIMITY TO PUBLIC LAND: 0.5 mile

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact; otherwise, no apparent impact.

PROPERTY IDENTIFICATION: Certificate of Survey - A  
NAME: No. 242656  
PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.10N., R.3W., P.M.,M., Sec. 33, W<sup>1</sup>/<sub>2</sub>SW<sup>1</sup>/<sub>4</sub>

AREA: adjacent to east Helena city limits

FILING DATE: 2-14-74 DEVELOPER/OWNER: not recorded

TOTAL ACRES: 82 NUMBER OF LOTS: 3

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD:

LOTS DEVELOPED:

PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: none shown on plat; access is most likely provided by two city/county (existing) roads.

COVENANTS: none

PURPOSE OF SURVEY: to create three tracts

HABITAT: several creeks and streams run through tracts

PROXIMITY TO PUBLIC LAND: 0.5 mile

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Possible impact on use of public lands in vicinity, if tracts are developed to capacity.

PROPERTY IDENTIFICATION: Certificate of Survey - B  
NAME: No. 242842  
PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.11N., R3W., P.M., M., Sec. 2 (except SW $\frac{1}{4}$ SE $\frac{1}{4}$ )  
Sec. 3, N $\frac{1}{2}$  (except Tract 5)

AREA: 2 miles north of Lake Helena

FILING DATE: 2-22-74 DEVELOPER/OWNER: not recorded

TOTAL ACRES: 880 NUMBER OF LOTS: 22

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD:

LOTS DEVELOPED:

PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Several 60-ft. rights-of-way partially platted

COVENANTS: none

HABITAT: several creeks and streams flow through lots

PROXIMITY TO PUBLIC LAND: adjacent: 5 common edges

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Probable excessive use of adjacent BLM land, particularly if tracts are developed to capacity. Possible access conflicts: five existing access routes to public land sections now pass first through subdivided area before entering public lands. Several creeks flow from BLM land into subdivided area. Possible misuse of public land from residential-related activities in subdivided area.

PROPERTY IDENTIFICATION: Certificate of Survey - C

NAME: No. 245025

PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.10N., R.3W., P.M.,M., Sec. 31, S $\frac{1}{2}$ S $\frac{1}{2}$

AREA: within Helena city limits, south side

FILING DATE: 5-20-74 DEVELOPER/OWNER: not recorded

TOTAL ACRES: approx.152 NUMBER OF LOTS: 15 tracts (all slightly more than 10 Ac.)

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD:

LOTS DEVELOPED:

PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: One private right-of-way platted through lots.

COVENANTS: none

PURPOSE OF SURVEY: to create 15 tracts of land

HABITAT: One creek runs through tracts.

PROXIMITY TO PUBLIC LAND: less than 0.25 mile

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Possible excessive use of nearby public lands if tracts are developed to capacity.

PROPERTY IDENTIFICATION: Certificate of Survey - D  
NAME: No. 245179 (McLean and Madill Tracts)  
PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.10N., R.1W., P.M., M., Sec. 5, E $\frac{1}{2}$ SE $\frac{1}{4}$   
Sec. 8, N $\frac{1}{2}$ NE $\frac{1}{4}$

AREA: Canyon Ferry

FILING DATE: 5-28-74 DEVELOPER/OWNER: B. McLean and E. Madill

TOTAL ACRES: 162 NUMBER OF LOTS: 16 @ 10+ acres

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 0

LOTS DEVELOPED: 0 PRICE:

TYPE OF RESIDENCY: yearlong or seasonal

ACCESS: none shown on plat

COVENANTS: none

PURPOSE OF SURVEY: purpose of parcelization of property

HABITAT:

PROXIMITY TO PUBLIC LAND: 0.5 mile

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Possible overuse of nearby public land if tracts are developed to capacity, except that tracts are across lake from nearest public lands.

PROPERTY IDENTIFICATION: Certificate of Survey - E  
NAME: No. 245507 (Pine Hill Estates)  
PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark  
LEGAL DESCRIPTION: T.10N., R.1W., P.M.,M., Sec. 17, NW $\frac{1}{4}$ , NE $\frac{1}{4}$ , SE $\frac{1}{4}$

AREA: Canyon Ferry

FILING DATE: 7-11-74 DEVELOPER/OWNER: not recorded  
TOTAL ACRES: 410 + roads NUMBER OF LOTS: 37 @ approx. 11 acres  
STAGE OF DEVELOPMENT: APPROVAL: County  
LOTS SOLD: 6  
LOTS DEVELOPED: 0 PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Helena-Canyon Ferry Lake Highway runs along north edge of lots. Four 60-ft. road easements are platted.

COVENANTS: (Book 103, Page 851)

PURPOSE OF SURVEY: to divide portions of Sec. 17 into 37 tracts and access road easements

HABITAT: Several creeks run through lots.

PROXIMITY TO PUBLIC LAND: less than 0.25 mile

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. No access or pollution problems apparent. Possible overuse of nearby public lands if tracts are developed to capacity.



PROPERTY IDENTIFICATION: Certificate of Survey - F

NAME: No. 246009

PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.11N., R.3W., P.M.,M., Sec. 3, SW $\frac{1}{4}$ NW $\frac{1}{4}$ (Tract 5 of Certificate of Survey No. 242842)

AREA: 2 miles north of Lake Helena

FILING DATE: 6-28-74 DEVELOPER/OWNER: Lowe c/o James M. Fournier

TOTAL ACRES: 40 NUMBER OF LOTS: 4

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 4 on contract-for-deed

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Three 30-ft. road easements platted

COVENANTS: none

HABITAT:

PROXIMITY TO PUBLIC LAND: within 0.25 mile

POSSIBLE IMPACT ON PUBLIC LAND: Development to capacity would add to excessive use of adjacent public lands; Tract 5 is part of larger, 880-acre certificate of survey. Visual impact.

PROPERTY IDENTIFICATION: Certificate of Survey - G

NAME: No. 246122

PLANNING UNIT: Gates of the Mountains COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.11N., R.3W., P.M.,M., Sec. 2, SW $\frac{1}{4}$ SE $\frac{1}{4}$

AREA: 2 miles north of Lake Helena

FILING DATE: 6-28-74

DEVELOPER/OWNER: Ted Allen

TOTAL ACRES: 40

NUMBER OF LOTS: 4

STAGE OF DEVELOPMENT:

APPROVAL: County

LOTS SOLD: 4 sold (lots have subsequently been  
resubdivided)

LOTS DEVELOPED:

PRICE:

TYPE OF RESIDENCY: yearlong

ACCESS: Three 30-ft. road easements platted

COVENANTS: none

HABITAT:

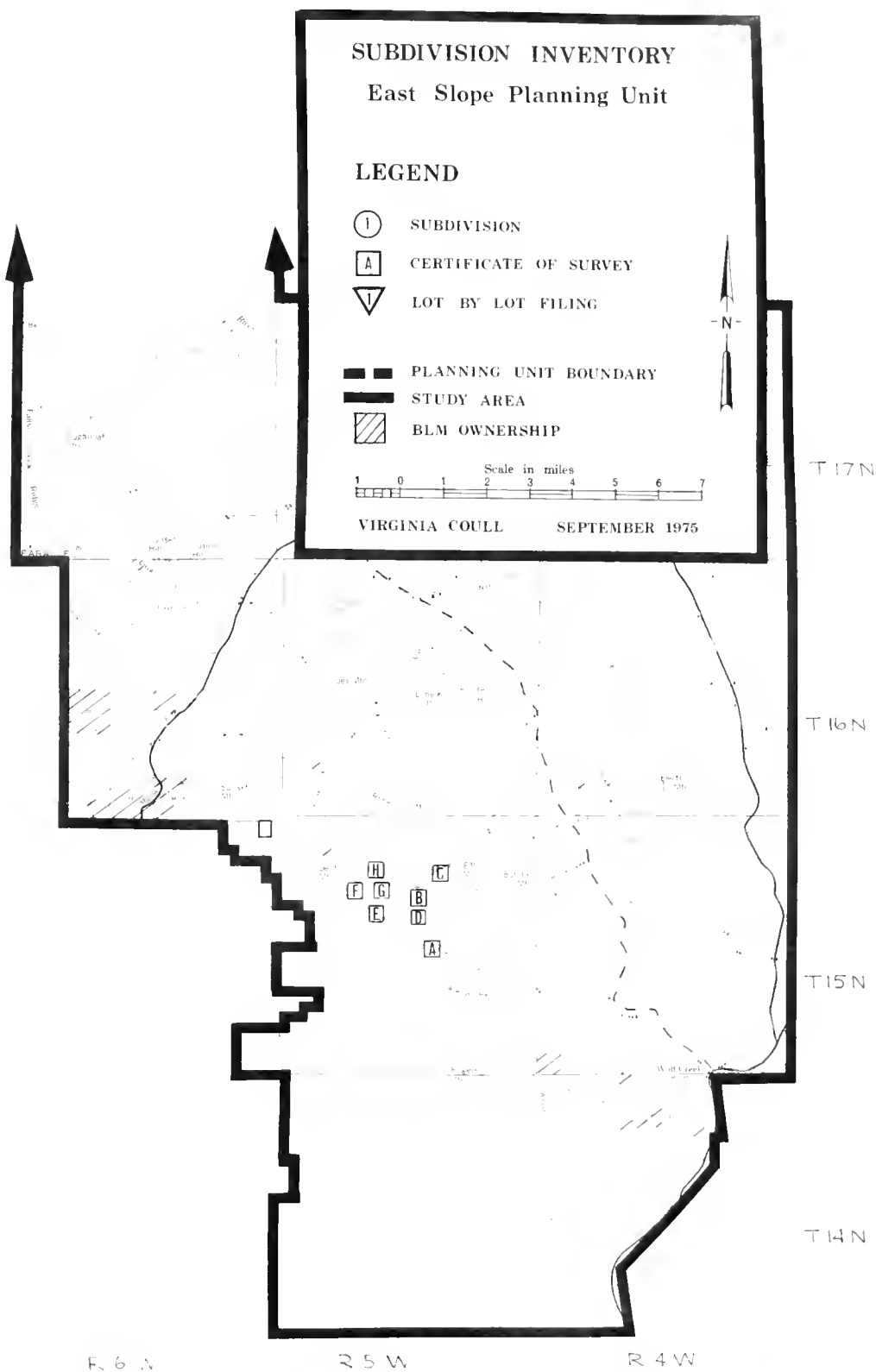
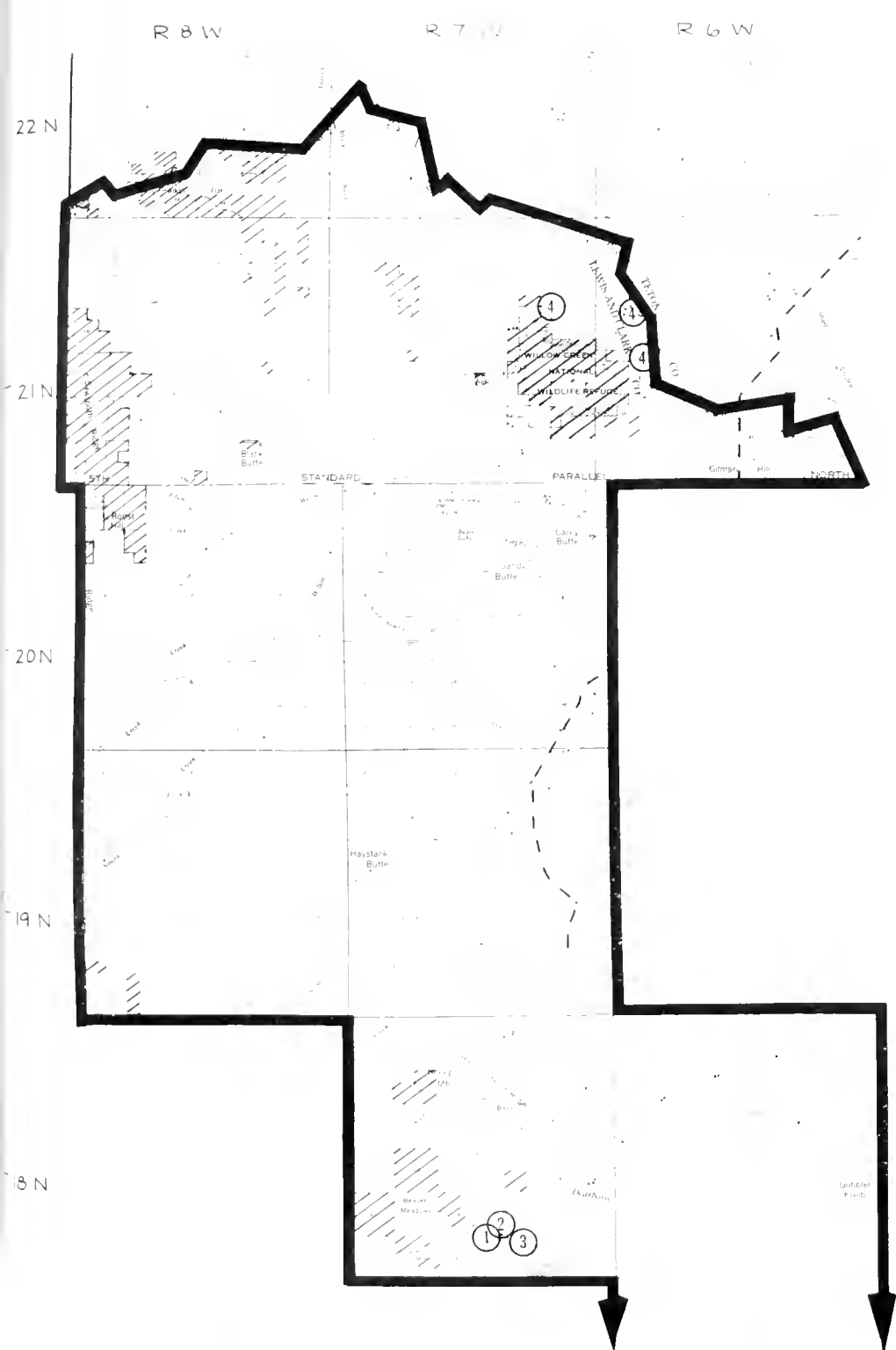
PROXIMITY TO PUBLIC LAND: 0.5 mile

POSSIBLE IMPACT ON PUBLIC LAND: Development to capacity will add to overuse of  
public lands in larger area projected for  
residential development.

EAST SLOPE PLANNING UNIT







PROPERTY IDENTIFICATION: Subdivision - I

NAME: Falls Creek Tracts

PLANNING UNIT: East Slope COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.18N., R.7W., P.M.,M., Sec. 34, NE $\frac{1}{4}$ NW $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$

AREA: Diamond Ranch; Joslin Basin

FILING DATE: 6-26-67 DEVELOPER/OWNER: H.Lapke; M.Magnuson

TOTAL ACRES: 12 NUMBER OF LOTS: 21

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 17 sold; 1 on contract-for-deed

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong/seasonal

ACCESS: no roads shown on plat; access must be via existing Joslin Creek Road.

COVENANTS: none

HABITAT: Falls Creek Gorge forms west edge of subdivision.

PROXIMITY TO PUBLIC LAND: 0.75 mile

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact; otherwise, no apparent impact.





PROPERTY IDENTIFICATION: Subdivision - 1

NAME: Falls Creek Tracts

PLANNING UNIT: East Slope COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.18N., R.7W., P.M., M., Sec. 34, NE $\frac{1}{4}$ NW $\frac{1}{4}$ , SE $\frac{1}{4}$ NW $\frac{1}{4}$

AREA: Diamond Ranch; Joslin Basin

FILING DATE: 6-26-67 DEVELOPER/OWNER: H.Lapke; M.Magnuson

TOTAL ACRES: 12 NUMBER OF LOTS: 21

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 17 sold; 1 on contract-for-deed

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong/seasonal

ACCESS: no roads shown on plat; access must be via existing Joslin Creek Road.

COVENANTS: none

HABITAT: Falls Creek Gorge forms west edge of subdivision.

PROXIMITY TO PUBLIC LAND: 0.75 mile

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact; otherwise, no apparent impact.

PROPERTY IDENTIFICATION: Subdivision - 2

NAME: Joslin Creek Tracts

PLANNING UNIT: East Slope COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.18N., R.7W., P.M.,M., Sec. 27, E $\frac{1}{2}$ SE $\frac{1}{4}$ SW $\frac{1}{4}$   
Sec. 34, NE $\frac{1}{4}$ NW $\frac{1}{4}$ , NW $\frac{1}{4}$ NE $\frac{1}{4}$

AREA: Diamond Ranch; Joslin Basin

FILING DATE: 6-26-67 DEVELOPER/OWNER: H. and P. Lapke; M. Magnuson

TOTAL ACRES: 3 NUMBER OF LOTS: 6 @ 0.5 acre

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 6

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong/seasonal

ACCESS: 10-ft. easements on all lots for access to other lots.  
Otherwise, access must be via existing Joslin Creek Road.

COVENANTS: none

HABITAT: Joslin Creek forms west edge of subdivision.

PROXIMITY TO PUBLIC LAND: 0.5 mile

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact; otherwise, no apparent impact.

PROPERTY IDENTIFICATION: Subdivision - 3

NAME: Steamboat Tract

PLANNING UNIT: East Slope COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.18N., R.7W., P.M.,M., Sec. 34, NW $\frac{1}{4}$ NE $\frac{1}{4}$ , SW $\frac{1}{4}$ NE $\frac{1}{4}$

AREA: Diamond Ranch; Joslin Basin

FILING DATE: 6-26-67 DEVELOPER/OWNER: H. and M. Magnuson; H. and P. Lapke

TOTAL ACRES: 5 NUMBER OF LOTS: 9 tracts

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 4 sold; 1 on contract-for-deed

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: yearlong/seasonal

ACCESS: no access shown; must be via existing Joslin Creek Road.

COVENANTS: none

HABITAT:

PROXIMITY TO PUBLIC LAND: 1 mile

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Subdivision - 4-A

NAME: Willow Creek Subdivision

PLANNING UNIT: East Slope COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.21N., R.7W., P.M., M., Sec. 12; Sec. 11 (excluding SE $\frac{1}{4}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$ ); Sec. 14, W $\frac{1}{2}$ NW $\frac{1}{4}$ ; Sec. 13, N $\frac{1}{2}$

AREA: North of Willow Creek National Wildlife Refuge

FILING DATE: 7-19-72 DEVELOPER/OWNER: Montair Inc.  
(William Kissner, President)

TOTAL ACRES: 1586 NUMBER OF LOTS: 279

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 11

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: seasonal

ACCESS: Via 9 60-ft. roadways (Pishkun Lane; Cedar Drive; Ponderosa Drive; Tamarack Drive; Spruce Drive; Cottonwood Drive; Aspen Drive; W. Meadowlark Lane; Bitterroot Lane)

COVENANTS: As of 8-10-72, Book 98, Page 83  
As of 7-25-73, Book 100, Page 896  
As of 8-24-73, Book 101, Page 139

HABITAT: Several creeks and streams flow through subdivision; several lakes in area.

PROXIMITY TO PUBLIC LAND: adjacent to multi-section BLM property encompassing Wildlife Refuge.

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. If developed to capacity or near capacity, subdivision would have definite impact on refuge: possible pollution and trespass problems. Several creeks flow through subdivided area, then through refuge. May also be access conflicts, as subdivision's Phase I and II lie adjacent to entire north section of refuge.

PROPERTY IDENTIFICATION: Subdivision - 4-B

NAME: Willow Creek Subdivision - Phase II

PLANNING UNIT: East Slope COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.21N., R.6W., P.M., M., Sec. 7 (located west of L&C Co., except NE $\frac{1}{4}$ ); Sec. 18 (west of L&C Co., except S $\frac{1}{2}$ SW $\frac{1}{4}$ , SW $\frac{1}{4}$ SE $\frac{1}{4}$ ); Sec. 17, W $\frac{1}{2}$  (west of L&C Co.); Sec. 19, E $\frac{1}{2}$ NE $\frac{1}{4}$ ; Sec. 20, NW $\frac{1}{4}$  (west of L&C Co.)  
- north and east of Willow Creek Nat'l. Wildlife Refuge

AREA:

FILING DATE: 6-29-73 DEVELOPER/OWNER: Montair Inc.  
(William Kissner, President)

TOTAL ACRES: 1673 NUMBER OF LOTS: 130

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 0

LOTS DEVELOPED: 0 PRICE:

TYPE OF RESIDENCY: seasonal

ACCESS: Via 9 60-ft. platted roads (Warden Road; River View Drive; Meadowlark Lane; Bitterroot Lane, Pishkun Lane; Lake View Drive; Buffalo Lane; Cougar Lane; Prickly Pear Lane)

COVENANTS: As of 7-25-73, Book 100, Page 896  
As of 8-30-73, Book 101, Page 234

HABITAT: Several creeks and streams flow through subdivision; several lakes in area. Sun River forms eastern edge of subdivision.

PROXIMITY TO PUBLIC LAND: adjacent to multi-section BLM property encompassing Wildlife Refuge.

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. If developed to capacity, or near capacity, subdivision would have definite impact on refuge; possible pollution and trespass problems. Several creeks flow through subdivided area, then through refuge. May also be access conflicts, as subdivision's Phase I and II lie adjacent to entire north section of refuge.

PROPERTY IDENTIFICATION: Certificate of Survey - A

NAME: No. 245926

PLANNING UNIT: East Slope COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.15N., R.5W., P.M.,M., Sec. 22, N $\frac{1}{2}$ , N $\frac{1}{2}$ S $\frac{1}{2}$

AREA: at French Creek, near Toms Peak

FILING DATE: 6-25-74 DEVELOPER/OWNER: Hurd c/o Gist and Leishman

TOTAL ACRES: 482 NUMBER OF LOTS: 38

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD:

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: seasonal

ACCESS: Seven 60-ft. road easements lead to county road.

COVENANTS: none

HABITAT: French Creek runs through lots.

PROXIMITY TO PUBLIC LAND: 2.25 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact.

PROPERTY IDENTIFICATION: Certificate of Survey - B

NAME: No. 245927

PLANNING UNIT: East Slope COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.15N., R.5W., P.M.,M., Sec. 10, SW $\frac{1}{4}$   
Sec. 15 (portion)

AREA: south side of Wolf Creek at Lannigan Gulch

FILING DATE: 6-25-74 DEVELOPER/OWNER: not recorded

TOTAL ACRES: 236 NUMBER OF LOTS: 18

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 5

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: seasonal

ACCESS: Existing county road passes along north edge providing access to all lots.

COVENANTS: as of 4-11-75, found in Book 105, Page 166

HABITAT: Wolf Creek runs through lots

PROXIMITY TO PUBLIC LAND: 2 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Certificate of Survey - C

NAME: No. 245928

PLANNING UNIT: East Slope COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.15N., R.5W., P.M.,M., Sec. 10, W $\frac{1}{2}$ , W $\frac{1}{2}$ NE $\frac{1}{4}$

AREA: Allen Gulch near Lannigan Mountain

FILING DATE: 6-25-74 DEVELOPER/OWNER: Wolf Creek Corp.

TOTAL ACRES: 239 NUMBER OF LOTS: 19 tracts

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD:

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: seasonal

ACCESS: Two 60-ft. road easements platted

COVENANTS: as of 4-11-75, found in Book 105, Page 166

HABITAT: Woods Creek runs through lots

PROXIMITY TO PUBLIC LAND: 2 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact



PROPERTY IDENTIFICATION: Certificate of Survey - D

NAME: No. 246125

PLANNING UNIT: East Slope COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.15N., R.5W., P.M.,M., Sec. 15, S $\frac{1}{2}$ , NW $\frac{1}{4}$ (portions)

AREA: Wolf Creek, south of Lannigan Mountain

FILING DATE: 6-28-74 DEVELOPER/OWNER: not recorded (most like, Wolf Creek Canyon, Inc.)

TOTAL ACRES: 233 NUMBER OF LOTS: 14

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD:

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: seasonal

ACCESS: One 60-ft. road easement platted, plus one 60-ft. existing road.

COVENANTS: as of 4-11-75, found in Book 105, Page 166

HABITAT:

PROXIMITY TO PUBLIC LAND: 2 miles

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Certificate of Survey - E

NAME: No. 246126

PLANNING UNIT: East Slope COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.15N., R.5W., P.M., M., Sec. 16, E $\frac{1}{2}$ NW $\frac{1}{4}$ , NE $\frac{1}{4}$ SW $\frac{1}{4}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$

AREA: Greenpole and Woods Creeks, southeast of Denton Mountain

FILING DATE: 6-28-74 DEVELOPER/OWNER: Wolf Creek Canyon, Inc.

TOTAL ACRES: 161 NUMBER OF LOTS: 14

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD:

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: seasonal

ACCESS: Three 60-ft. road easements

COVENANTS: As of 4-11-75, found in Book 105, Page 166

HABITAT:

PROXIMITY TO PUBLIC LAND: 1.5 miles to 40-acre tract

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Certificate of Survey - F

NAME: No. 248955

PLANNING UNIT: East Slope COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.15N., R.5W., Sec. 8, NW $\frac{1}{4}$ , S $\frac{1}{2}$ NE $\frac{1}{2}$ , NW $\frac{1}{4}$ SE $\frac{1}{4}$ , NW $\frac{1}{4}$ SW $\frac{1}{4}$ ,  
NE $\frac{1}{4}$ SW $\frac{1}{4}$ , SE $\frac{1}{4}$ SW $\frac{1}{4}$

AREA: Denton Gulch; Denton Mountain

FILING DATE: 10-30-74 DEVELOPER/OWNER: Wolf Creek Canyon, Inc.

TOTAL ACRES: 400 NUMBER OF LOTS: 25 tracts

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD:

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: seasonal

ACCESS: Three 60-ft. road easements platted

COVENANTS: none

HABITAT:

PROXIMITY TO PUBLIC LAND: adjacent to 40-acre tract

POSSIBLE IMPACT ON PUBLIC LAND: Visual impact. Possible misuse of public land in adjacent section from residential-related activities in subdivided tracts.

PROPERTY IDENTIFICATION: Certificate of Survey - G

NAME: No. 248956

PLANNING UNIT: East Slope COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.15N., R.5W., P.M.,M., Sec. 9, SE $\frac{1}{4}$ , SW $\frac{1}{4}$ , SW $\frac{1}{4}$ NW $\frac{1}{4}$ ,  
SE $\frac{1}{4}$ NW $\frac{1}{4}$ , NW $\frac{1}{4}$ NW $\frac{1}{4}$ (portion)

AREA: Wolf Creek at Denton Gulch

FILING DATE: about DEVELOPER/OWNER: Wolf Creek Canyon, Inc.  
10-74

TOTAL ACRES: 450 NUMBER OF LOTS: 36

STAGE OF DEVELOPMENT: APPROVAL: County

LOTS SOLD: 3

LOTS DEVELOPED: PRICE:

TYPE OF RESIDENCY: seasonal

ACCESS: Existing 60-ft. county roads

COVENANTS: none

HABITAT:

PROXIMITY TO PUBLIC LAND: 0.75 mile to 40-acre tract

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: Certificate of Survey - H

NAME: No. 252557

PLANNING UNIT: East Slope

COUNTY: Lewis and Clark

LEGAL DESCRIPTION: T.15N., R5W., P.M., M., Sec. 9, NW $\frac{1}{2}$  (portion)

AREA: Wolf Creek at Denton Gulch

FILING DATE: 4-24-75

DEVELOPER/OWNER: Wolf Creek Canyon, Inc.

TOTAL ACRES: 50

NUMBER OF LOTS: 2

STAGE OF DEVELOPMENT:

APPROVAL: County

LOTS SOLD: 1

LOTS DEVELOPED:

PRICE:

TYPE OF RESIDENCY: seasonal

ACCESS: Access to existing county road via one 60-ft. road easement

COVENANTS: none

HABITAT:

PROXIMITY TO PUBLIC LAND: 1 mile to 40-acre tract

POSSIBLE IMPACT ON PUBLIC LAND: no apparent impact

PROPERTY IDENTIFICATION: (Certificates of Survey - UNCONFIRMED)

NAME:

PLANNING UNIT: East Slope

COUNTY: Lewis and Clark

LEGAL DESCRIPTION: (various) T.15N., R.5W., P.M.,M., Sec. 3

Sec. 17, W $\frac{1}{2}$ , N $\frac{1}{2}$ SE $\frac{1}{4}$

Sec. 7, NE $\frac{1}{4}$

Sec. 7, NE $\frac{1}{4}$ SE $\frac{1}{4}$

AREA:

Sec. 17: Woods Creek

Sec. 3: north of Lannigan Mountain

Sec. 7: Denton Mountain

FILING DATE: unknown

DEVELOPER/OWNER:

Wolf Creek Canyon, Inc.

TOTAL ACRES:

Sec. 3: 640

Sec. 7: 200

Sec. 17: 360

NUMBER OF LOTS:

Sec. 3: 32 @ 20 acres

Sec. 7: 10 @ 20 acres

Sec. 17: 18 @ 20 acres

STAGE OF DEVELOPMENT:

APPROVAL:

LOTS SOLD:

LOTS DEVELOPED:

PRICE:

TYPE OF RESIDENCY:

seasonal

ACCESS:

no existing roads in all three sections

COVENANTS:

HABITAT:

numerous creek and springs run through all sections

PROXIMITY TO PUBLIC LAND:

Sec. 3: 1.75 miles

Sec. 7: adjacent; one common corner

Sec. 17: 1 mile from 40-acre tract

POSSIBLE IMPACT ON PUBLIC LAND:

Sec. 3: no apparent impact

Sec. 7: Visual impact. Development to capacity with residential use would add to detrimental effects of entire developed area on public lands in vicinity.

Sec. 17: no apparent impact

TOWNSHIPS AND EARLY ADDITIONS THERE TO - - - Marysville Planning Unit  
 Gates of the Mountains Planning Unit  
 East Slope Planning Unit

LEWIS AND CLARK COUNTY

Marysville Planning Unit

<u>Name</u>	<u>Location</u>
Austin (adjacent to BLM land)	T10N, R5W, Sec. 9, N $\frac{1}{2}$
Bald Butte City (surrounded by BLM)	T11N, R6W, Sec. 10, SE $\frac{1}{4}$ (portion)
Fort Harrison	T10N, R4W, Sec. 15, W $\frac{1}{2}$ Sec. 16, E $\frac{1}{2}$ Sec. 17, SE $\frac{1}{4}$ SE $\frac{1}{4}$ Sec. 21, N $\frac{1}{2}$ (portion)
Gould Townsite	T13N, R7W, Sec. 23, NE $\frac{1}{4}$ NE $\frac{1}{4}$
Helena 1874 (includes BLM land)	T10N, R4W, Sec. 25 and 36
Helena 1869 (includes BLM land)	T10N, R4W, Sec. 25 and 36
Joseph Cox Add. to Helena (1888)	T10N, R4W, Sec. 36, E $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$
Rosedale Add. to Helena (1889)	T10N, R4W, Sec. 13, S $\frac{1}{2}$ SW $\frac{1}{4}$ , N $\frac{1}{2}$ NW $\frac{1}{4}$
Syndicate Add. to Helena	T10N, R4W, Sec. 23, SE $\frac{1}{4}$
Woodlawn Park Add. to Helena (1890)	T10N, R4W, Sec. 13, SW $\frac{1}{4}$ SE $\frac{1}{4}$
Marysville (surrounded by BLM land)	T12N, R6W, Sec. 36, NW $\frac{1}{4}$ (portion)
Austin & Price Add. to Marysville	T12N, R6W, Sec. 36, NW $\frac{1}{4}$ (portion)
Brewery Lode Add. to Marysville	T12N, R6W, Sec. 36, NW $\frac{1}{4}$ (portion)
Rumpkin Add. to Marysville	T12N, R6W, Sec. 36, NW $\frac{1}{4}$ (portion)

Gates of the Mountains Planning Unit

Craig 1902	T15N, R3W, Sec. 10, NE $\frac{1}{4}$
Craig 1969 Amendment	T15N, R3W, Sec. 10, NE $\frac{1}{4}$
Sutton Tracts (Craig)	T15N, R3W, Sec. 10, NE $\frac{1}{4}$
East Helena and Amendment	T10N, R2W, Sec. 30, W $\frac{1}{2}$ SW $\frac{1}{4}$ T10N, R3W, Sec. 25, S $\frac{1}{2}$ (portion)
East Helena 1929, 1950, 1962	T10N, R3W, Sec. 25, S $\frac{1}{2}$ (portion)
American Smelting & Refining Add. to East Helena	T10N, R2W, Sec. 31, N $\frac{1}{2}$ (portion)
Syndicate Add. to East Helena	T10N, R2W, Sec. 30, S $\frac{1}{2}$ (portion)
Helena 1874	T10N, R3W, Sec. 30 and 31
Helena 1869	T10N, R3W, Sec. 30 and 31

### East Slope Planning Unit

Augusta  
American Legion Add.to Augusta  
Swanson Add. to Augusta  
Vandenberg Subdivision(Augusta)  
Walraths First Add.to Augusta

Gilman

Park Add. to Gilman

Wolf Creek 1899

Wolf Creek Amendment

Wolf Creek 1911

T20N, R6W, Sec. 17

T20N, R6W, Sec. 17

T20N, R6W, Sec. 17

T20N, R6W, Sec. 17

T20N, R6W, Sec. 17

T20N, R6W, Sec. 3, W $\frac{1}{2}$ SW $\frac{1}{4}$   
Sec. 4, E $\frac{1}{2}$ SE $\frac{1}{4}$

T20N, R6W, Sec. 3, W $\frac{1}{2}$ SW $\frac{1}{4}$

T14N, R4W, Sec. 2, NW $\frac{1}{4}$

T15N, R4W, Sec. 34, SE $\frac{1}{4}$

Sec. 35, SW $\frac{1}{4}$

T15N, R4W, Sec. 35, SW $\frac{1}{4}$

T15N, R4W, Sec. 35, SW $\frac{1}{4}$



PHOTOGRAPHS





Bear Creek Acres: Subdivision - 1  
Blackfoot P.U., Missoula County



Banner Pines: Subdivision - 2  
Blackfoot P.U., Missoula County



Donovan Creek Acres & Leishner Tracts:  
Subdivisions - 7 and 13  
Blackfoot P.U., Missoula County



Donovan Creek Acres & Leishner Tracts



Donovan Creek Acres & Leishner Tracts



Donovan Creek Acres & Leishner Tracts



Greenland Park: Subdivision - 9  
Blackfoot P. U., Missoula County



Jordan Ranch: Certificates of Survey  
Blackfoot P.U., Missoula County



Jordan Ranch



Jordan Ranch



Jordan Ranch



Jordan Ranch



Jordan Ranch



Mountain Acres: Subdivision - 1st  
Blackfoot P.U., Missoula County



River Bend Add.: Subdivision - 1st  
Blackfoot P.U., Missoula County



River Bend Addition



10-001: Wild Horse Meadows: Subdivision , Blackfoot P.M.  
 Chaparral



Braach Tracts: Subdivision - 1-A  
Phillipsburg P.O., Granite County



How Jack Landscaped: Certificate of  
Phillipsburg P.O., Granite County



11 Photos: Lot-by-Lot Filling by Reforestation, Inc.  
 411 S. 11th St., Seattle, Wash. Hooded S.O., Powell County



## RECOMMENDATIONS

This report's organization permits a continual monitoring and updating of the Missoula District. Information can be added to the property identification sheets and maps upon discovery.

Although sources of information for this project were thoroughly researched, there is much unrecorded data yet uncovered. A follow-up study based on this inventory could make more comprehensive the collection of data. As a possible future WICHE project, the follow-up study would have the majority of research already completed, a task which proved to take up the entire twelve weeks of this project. It seems that a person trained in planning or environmental sciences could best accomplish a follow-up study.

An analysis of the collected information to show present and projected land use trends within private ownership would be a significant aid to the Bureau of Land Management's planning program.

## ACKNOWLEDGEMENTS

## APPENDIX A

I would like to express my appreciation to the following people and agencies for their help and advice offered to me during the inventory project: Mr. John Fields, Mr. Carl Lind, Mr. David Brunner, Mr. Darrell Sall, Mr. Dave Pickett, Mr. Jim Hausauer, draftsman, and the staff of the Bureau of Land Management, Missoula District Office; Mr. Jim Mohler, professional photographer; Ms. Karyn Robb and Mr. Dan Obermeyer, Missoula County Planning Department; Ms. Tina Torgrimson and the staff of the Environmental Information Center, Helena; Mr. Silvan Lutey, Granite County Planning Director; Mr. Bill Smetz, Powell County Planning Commissioner; Department of Revenue, Property Appraisal Department in Helena; Mr. Alfred Keppner, Soils Scientist, Department of Health and Environmental Sciences; Mr. Dale Freeman, Reforestation, Inc.; the Clerk and Recorder offices and Assessor's offices, Missoula, Granite, Powell and Lewis and Clark counties; and the Legislative Council Office in Helena.

## BIBLIOGRAPHY

## APPENDIX B

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Missoula County
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This intern report was read and accepted by a staff member at:

Agency: Bureau of Land Management

Address: P.O. Box 4427 Missoula , MT 59801

This report was completed by a WICHE intern. This intern's project was part of the Resources Development Internship Program administered by the Western Interstate Commission for Higher Education (WICHE).

The purpose of the internship program is to bring organizations involved in community and economic development, environmental problems and the humanities together with institutions of higher education and their students in the West for the benefit of all.

For these organizations, the intern program provides the problem-solving talents of student manpower while making the resources of universities and colleges more available. For institutions of higher education, the program provides relevant field education for their students while building their capacity for problem-solving.

WICHE is an organization in the West uniquely suited for sponsoring such a program. It is an interstate agency formed by the thirteen western states for the specific purpose of relating the resources of higher education to the needs of western citizens. WICHE has been concerned with a broad range of community needs in the West for some time, insofar as they bear directly on the well-being of western peoples and the future of higher education in the West. WICHE feels that the internship program is one method for meeting its obligations within the thirteen western states. In its efforts to achieve these objectives, WICHE appreciates having received the generous support and assistance of the Economic Development Administration; the Jessie Smith Noyes Foundation; the National Endowment for the Humanities; the Wyoming Office of Manpower Planning; and of innumerable local leaders and community organizations, including the agency that sponsored this intern project.

For further information, write Bob Hullinghorst, Director, Resources Development Internship Program, WICHE, P.O. Drawer 'P', Boulder, Colorado 80302 or call (303) 492-7177.

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